

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Tina OSullivan

Address: Flat1 Aviv court 2 Harmony London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is over populated enough. Schools, gp's, transport even the pavements are full. The traffic is unbelievable

This is a ridiculous idea and should be scrapped

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Ashleigh S

Address: Heyford Court Handley Grove Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this build because it's going to make the area very bad

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Reg Sharpe

Address: 22 Three Star Park Lower Stondon

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Does this include any shops on ground floor.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maureen Byrne

Address: 207 The vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Barry Cooper

Address: 67 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is ridiculous. It is completely inappropriate for the area; its size, siting, bulk and design out of character. It will be detrimental to the character and appearance of both the local area and wider locality. It will cause (among other problems) loss of light to a large area and chaos to local transport, public and private, with inadequate parking, harmful impact on highway safety and free flow.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sheila McGill

Address: 11 Prayle Grove Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The whole area is in danger of being over developed. The infrastructure does not exist to support this level of residential development. The roads are already gridlocked, the medical centres over subscribed and the schools overcrowded. Why not build something that will actually benefit existing residents such as an affordable swimming pool rather than bringing more people into an area that is ill equipped to sustain them.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elaine Payne

Address: 9 Cromarty Road Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As someone who still has family and friends who I still visit in Cricklewood I object to these plans. There are several reasons for my doing so, the size and density of the amount of new homes will have a terrible impact on the area. It is already overwhelmed with traffic and a severe lack of parking and Cricklewood Lane will become even worse than it already is. There has been no thought given into the infrastructure in the local area by which I mean where are the extra GP surgeries and Dentists going to come from, the added stress on the already overstretched NHS facilities that there are left in the area. Childcare, Nursery places and schools for all of these extra families. The site should be sympathetic to the surrounding area and any building of homes should be in keeping with a limited height restriction of the surrounding area, so if flats were to be considered at all they should be small blocks.

Personally I think it would be better to create a nice family estate of just houses to include some for social housing and some for affordable housing.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bee Sherif

Address: Flat 7 Sycamore Court Bransdale Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already incredibly congested and I worry this development will add to the pressure on the surrounding roads. The amount of flats, and eventual tenants will put pressure on the local services, such as GPs and schools. I also think that the 3 buildings will be totally out of character with the surrounding environment.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sammy Rudkin

Address: Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this building it will destroy Cricklewood, I have lived in this area most of my life and I would hate to see this plan to go ahead.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Anne Walsh

Address: 3a Wotton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unacceptable, too large, Cricklewood does not have the infrastructures, schools, community to support this. Building will be an eyesore

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sara Thompson

Address: 34 Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The huge scale of the proposed application is so completely out of character with everything else in Cricklewood, dwarfing everything nearby. It will completely destroy our neighbourhood, which for us residents has always felt village-like. 1100 homes on that small site will overwhelm Cricklewood's infrastructure and we strongly oppose it.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew San Juan

Address: 5 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Services, schools, GPs etc are already up to capacity. Furthermore, roads are clogged. Adding huge blocks of flats is simply unsustainable given current infrastructure. We need some extra housing of course, but the number of properties and potential number of people needs to be studied carefully. Property developers are only looking at obtaining the maximum amount of profit for their investment but Barnet council need to think, first and foremost, about its residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nadine Doran-Holder

Address: Fordwych road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is absolutely not enough social housing being proposed in this building. I would object to a high rise that was so obviously purely for profit, it would be an abhorrence and completely not in keeping with the area and other housing. The light obscuration is a problem for the local community. But I object even more particularly because it is not social housing, a development that only proposes the bare minimum of social housing in an area that has so many people on low incomes is ridiculous. How the walk in GP can be closed and then the local services expect to handle a sudden influx of a large amount of residents is completely insane.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nicola Toyer

Address: 148 Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a completely inappropriate development for the area. It is far too big and is clearly being built for profit without thought for the local community. Transport infrastructure and local services are already overwhelmed and it is impossible to see how they can cope with the number of new flats proposed. Additionally, a building would be an eyesore and would negatively stand out in the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rosamund Vose

Address: Howard Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, I think this is a good site for development and has the potential to improve the centre of Cricklewood if delivered in the right way. However, I have objected primarily as I think the height of the towers should come down. I think this is achievable given the number of units allocated in the local plan. Whilst the site is within the Brent Cross regeneration area this does not dictate building heights. Instead, a clear design narrative and justification is required - in this case the 17 and 25 storey towers are not in keeping with the Victorian high street and not in character with the location. Precedence has been set at 9 storeys with Co-op site next door.

Cricklewood suffers from anti-social behavior. Ensuring an active street face along Cricklewood lane would help (retail etc.). Also considering lighting and layout to 'design out' these issues I think is very important.

The location suffers badly from air quality. There is an opportunity to provide local EV charging provision and increase the number of trees to support London's agenda on air quality.

I support the low number of parking spaces. Adequate parking restrictions will need to be in place surrounding the site and adequate drop-off/delivery provision (you mention car clubs in your proposal for example).

You are planning to provide 10% new homes for wheel chair users. However accessibility is an

issue at the Thameslink station with no step free access to platforms (other than platform 1). DfT has provided funding to upgrade this station (by 2024). I encourage some joined up thinking around access to the station and some potential win/wins (retail etc.) that will encourage active use of the sites public realm.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Chantal Duchene

Address: Wren Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object as this area is very congested already with a lot of pressure on local services, such as GPs and schools. This is a large amount of space and it gives the developer a unique opportunity to develop a sustainable development that will enhance the area and its village feel. Unfortunately, they seem to be putting profit ahead of people.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoff Segal

Address: 6 Richborough Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The dire need for housing is well publicized but surely there is a better answer than building mega-towers (which is what they are compared to anything else in the area) on what is already elevated ground and are entirely out of keeping with any other building around here.

With the A5/Cricklewood lane and Cricklewood lane/Claremont Rd junctions being congestion disasters, and no harmonisation of parking restrictions between Barnet and Camden, Richborough Rd, Ebbsfleet road, Skardu road and Fordwych road are traffic nightmares as cars and vans scurry around trying to avoid those junctions and are also parking lots in particular on weekends when, as a resident, I cannot park anywhere near my own home.

Both Barnet and Camden already struggle to deal with the trash deposited on the streets and pavements, the inebriated urinating wherever they please (the Covid silver lining is that both of these have substantially decreased), and to deliver the healthcare and education services needed in the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sonia Nolten

Address: 30 Menelik Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a wholly inappropriate development for the site in terms of both the height of the buildings - high rise in a low rise area - and in terms of size. The local infrastructure cannot cope with the additional numbers for the reasons stated in other objections. There is also inadequate affordable housing provision.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Suzanne Crisp

Address: 12a Cricklewood Broadway London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood does not have the infrastructure to support this development.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Donna Seaton

Address: 26 Nant Court Granville Road Childs hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to place my objection to this development. The public amenities in Cricklewood are already suffering with not enough school places/doctors and heavy traffic on the roads so to add to an infrastructure not equipped will put a strain on services that are already suffering. A development in child's hill of private housing is already being built in Granville road consisting of 132 private and shared ownership properties with no affordable housing built in this development either? Who does this actually benefit when these private developments are built?

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Max Woolger

Address: 82 Shoot Up Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This appears to be a wholly inappropriate development. That crossroads in Cricklewood is one of the worst I have come across in London and already it is backed up in four different directions most of the time. B&Q and the other shops there are useful and increasingly the population density in an already strained area, from an infrastructure perspective, seems to me to be mad.

With Covid upon us the the decreasing need for many workers to go to work, there seems to me to be limited need to cram more high rise housing in to central London when property prices are going to fall as demand falls.

If there is any forward movement on a project like this there needs to be contractual commitment and investment in to the roads and surrounding areas to make something like this additive and not a drain on everything around it. My experience of developments such as this, is that is highly unlikely and thus my overriding feeling is that it should not go ahead.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gina Cohen

Address: 3 wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building is far too big. Cricklewood Lane is a traffic bottleneck most days. Having an extra 1000+ people living on it will cause traffic mayhem.

the area does not need more traffic & pollution.

Do not support this development

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nicola Mann

Address: 2 Joy Court 38 Handley Grove LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: How can this even be considered?

Traffic along Cricklewood Lane/Edgware Road/ Claremont Road is already at breaking point, with vehicles polluting the area. Bus routes are already busy, trying to get on the Thameslink at Cricklewood during rush hour is already unpleasant and overcrowded.

It is hard enough as it is to get an appointment at our local GP surgery, it will be nigh on impossible to get one within 6 weeks with the extra people this will create.

The loss of light to local residents is unforgivable.

Would you agree this in Hampstead high street? No. So don't ruin our local neighbourhood in the name of greed.

There are so many more positive things that can be done with this land, smaller buildings - social housing, not 'affordable' which is still 80% of market rates, unattainable to most. As someone else said, a public swimming pool, and affordable gym, youth services, a local library, a community hall. Not this monstrous eyesore that there isn't the infrastructure to cope with anyway.

This will only bring noise, air and light pollution and no benefits whatsoever to the community - only to a handful of property developers that probably live in a secluded, leafy area well away from Cricklewood.

Existing residents don't deserve the misery this will bring, please do not pass this. Do the right thing, you know this proposal has no place in Cricklewood and will only harm the area, not benefit it.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Cannon

Address: 229 Cricklewood Broadway Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in a top floor flat above shops (2nd floor) across the road in Brent and have done for 33 years. I have had a ringside seat to the changes that have taken place in and around Cricklewood Broadway during the last three decades. What has not been mentioned in this application to build 1,100 apartments on the B&Q site is that there are also other plans by Barnet council for further multiple storey buildings in front of this site at B&Q on Cricklewood Broadway itself. The eventual plan for housing on that block is not just going to be the B&Q site. The infrastructure in Cricklewood cannot cope with concentrated housing of this type, unless the developers are planning to sell them to absent owners and leave them empty. Plenty has been said about the traffic and transport links and I will not revisit that very serious issue.

I would like to mention other equally serious issues including water pressure in the area, rubbish collection, sewage disposal, gas and electricity services, basically all domestic utilities including mobile phone signals to name a few. Once everything is built there will be no sunlight on the Broadway apart from an hour or so in the middle of the day. 1,100 apartment equates to upwards of 3,000 plus individuals streaming out of the building every morning and the same coming back every evening, added to the other apartment blocks that are also planned for that same immediate area. The 1900 infrastructure was never built for that load or density of people. I totally agree we need more affordable housing to rent or buy in London but this venture is not going to be for those people. I object in the strongest possible terms to this application. Thank You

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr michael scott

Address: 14 Minster Road Flat 8 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is for an unbelievable size development in not only footprint but also height and is unlike any other buildings in the area. The surrounding buildings are all just 2-3 stories in height where as the height of this application is far above anything for many miles and would be very over bearing for residents living near by.

It's also an incredible high density with the the very minimal of affordable housing and no social housing at all, which is total unacceptable in the current climate of high unemployment and job lose due to corona virus.

There is no provision for new schools or doctors and with no near by tube station it would put a huge strain on buses to Kilburn tube, which in the current covid19 restrictions is not acceptable. I'm all for good design that matches local needs, but considering the size of the plot, it must be possible to develop this plot along the same lines as fellows square, Nw2 which better suits the type of development thats suits the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Ryan

Address: Flat 4, Pine Mansions Gondar Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I am objecting to this proposal for a number of reasons:

Firstly, this proposed development only makes provision for the bare minimum of required 'affordable' housing. This sort of housing is rarely actually affordable and there is absolutely no provision for social housing. Considering the short supply of social housing in Brent, this is absolutely unacceptable for a development of this size.

This development will put an undue pressure on existing services. The proposal will bring thousands of new residents to the area without accounting for demands on services e.g. no provisions for a new school, new doctors surgery etc.

The construction will take a number of years, pushing additional traffic into Camden roads such as Westbere Road and Fordwych Road.

Finally, the proposal is a collection of huge sky scrapers, with the tallest being 25 storeys. It's extremely excessive. There's absolutely nothing this size anywhere nearby and this sets a dangerous precedent for other taller buildings to be built nearby. The shadow cast will extend far into Camden, impacting residents in both boroughs.

For these reasons, I object to this development which is clearly motivated solely on profit and greed and not in investing in the existing Brent communities and developing the existing infrastructure, amenities and services.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sanam Pardes

Address: 15 handley grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ridiculous!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Fiona McHardy

Address: 12A Westbere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to this plan for several reasons:

- the building is far too tall for an otherwise 'low-rise' urban area (Ellerton is the largest in the area and less than half the size) and would be an eyesore, and set a bad precedent for future tower block developments
- no consideration has been made for the impact on local infrastructure eg schools, GP surgeries. The increase in population will strain these services without more investment
- construction would take several years and put additional traffic into local roads such as Westbere Road, which is too narrow to accommodate large vehicles (eg the busses frequently cause damage to cars parked on the road)
- Proposals for affordable and social housing are insufficient and don't meet the needs of the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katherine Bryan

Address: 14b Chichele Mansions Chichele Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While there is a need for more homes in this area, the scale of this proposed development is far too large.

Other residents have pointed out that traffic is already very bad around Cricklewood station. Stationary vehicles often queue for long periods at both crossroads near this site (Cricklewood Broadway and Cricklewood Lane, and Cricklewood Lane and Claremont/Lichfield Road), causing noise, poor air quality and accidents. A large-scale construction project, and later a huge increase in the local population, will only make this worse. The roads close to this development are not fit for this kind of project. The increased congestion will considerably inconvenience existing residents, all for the profit of a private developer.

Furthermore, our GPs and schools and bus services will be overwhelmed by this change. What proposals have the developers made to ensure the new and existing residents will have sufficient access to these services?

This building sounds excessively tall and very ugly. I am disappointed that the council is considering adding such an eyesore which is so out of keeping with the other buildings in Cricklewood. I support a smaller development, no taller than any existing building on the site, to maintain the character of the area. Alternatively, as another resident suggested, I support a development that would benefit the local community, such as a swimming pool or other facilities

for young people.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sandra Mann

Address: 99 Cleveland Gardens Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object:

1. Lack of social housing
2. Losing the walk in clinic is bad enough, and these flats will put extra strain on local GP surgeries and other services already stretched to the limit
3. Traffic is already often at a standstill, this will make air pollution worse
4. For local residents the impact of the loss of natural light cannot be under estimated
5. Local transport is already full to capacity, adding so many more people will cause more overcrowding on buses and trains
6. I don't often agree with HRH Prince Charles but this really will be a monstrous carbuncle on Cricklewood Lane

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nathan Mann

Address: 2 Joy Court 38 Handley Grove Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for the following reasons:

This land should be used for social housing

This will contribute to social cleansing on London, particularly affecting young and working class people.

The height of the tower blocks will be a huge eyesore, cutting out natural light for thousands of local residents, which has a massive effect on people's mental health.

The extra traffic will cause more air pollution.

Cricklewood Thameslink is already packed during rush hour, hundreds of extra people using these trains will make an already unpleasant commute even more unbearable.

This land should be used for low rise social housing, and council-run amenities eg a park, youth club, council gym, swimming pool, sports field, community centre.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mihaela Bogeanu

Address: 3 Draycott Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While visually it would be an improvement to see nice, new dwellings within landscaped area instead of a dreary looking B&Q with its huge parking lot, the entire development is pure and simple insane - 120m high blocks in an area dominated by 2-3 storey houses? I don't want to see these blocks everytime i turn around instead of the blue sky (!) And while dreary looking, the B&Q with the adjacent Pound store have been a godsend to us and can't remember a single month when I haven't shopped there.

Even if each and every proposed block will have its own parking for each resident (from what I know, this is now a planning requirement) - what will happen with our roads once all those people in the fancy flats will go out and get to work?! The roads are already crowded beyond belief and these guys want to increase the number of cars?! By at least 1100?!

As I said, this proposal is ridiculous and - as much as I welcome new housing - in its current form, I will oppose it as much as possible.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Okpaku Madedor

Address: 9 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too big for the existing facilities in the area. In terms of size, the number of units are too many for the site and the height of the development (25 stories - really?) is not in keeping with the surrounding area. Where are the schools, GPs etc to cater for this additional population that would exist due to this large development?

With the existing traffic issues at the moment in the area, I'd hate to think of the additional traffic generated from this 1000 plus unit development.

The development needs to be scaled down drastically. And if it isn't, it should be rejected by the Council planners.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kamini Corriette

Address: 36 B Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to see the size of the building reduced, Cricklewood Lane is such a congested area, also there is a lot of development going on in the area. I believe that the building is much too large & I can see a lot of problems with anti social behaviour & over crowding.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Hoyle

Address: 117 Westcroft Close Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Although in principle I agree with the idea of repurposing the B&Q site, I do not think there has been enough consideration made to the current communities that use the space nor the people that may move into the new homes.

Use of the Public Realm

The area outside B&Q, facing Cricklewood lane, is a meeting point for friends and families. At times this is a busy area. There is the potential for conflict between the residents of the new homes (who undoubtedly will pay a large service charge) and the people who enjoy what is currently the adjacent space.

How will the public realm be managed to ensure that there is not conflict between people paying for the space and people who wish to use the space?

Parking

As has been mentioned by others, how you can manage car use if you are selling properties to people who may wish to rent them out to others? Is this going to be a stipulation of the leaseholder agreement. There does not seem to be any impact study on the increase in cars in the local area.

Crime

How do you avoid antisocial behaviour? The pathways in and out of the site provide fertile

opportunity for people to run into and away from crime.

Other developments in Cricklewood

What evidence is there that the developers of the B&Q are talking to the developers of 1-13 Cricklewood Lane and 194-196 Cricklewood Broadway. These plans should not be considered in isolation as between them they create a brand new centre for Cricklewood with both benefits and potential issues

I object to this planning application until these questions and comments are adequately addressed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms M Duggal

Address: 84c Chichele Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already overcrowded and busy with a ridiculous amount of traffic. If all of the proposed flats are fully occupied, the area will be too densely populated. The site should be used to provide additional Green space. The air quality is already extremely poor and this development will only make things worse.

In addition to this the tall buildings will be a eye sore when surrounding residential roads are terraced houses.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr david zhang

Address: 20 handley grove london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another housing development taking over space to build unaffordable housing and sky rises. 25 floors?? There is nothing in this area that is above 5 floors here.

This area is already horrendously developed, the roads are full of pot holes, the road is one lane which leads to traffic jams, air pollution is high due to the train and tons of cars on edgware rd (cricklewood roadway).

There's a skip dump, and a waste of green space right next to it that no one wants to develop.

Now you want to pack even more housing in this area but not fix the roads?

Unless there is a promise that the housing that will be build is affordable I will be against this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nicky Adrian

Address: 6 Richborough Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development on the following grounds:

The proposed scale of the development is immense and fails to take into account existing issues of overcrowding in this area as well as proposed other developments and impact on the area.

The area is at a junction between three boroughs with each Borough being stretched for services in the provision of healthcare (GP's) and education. There are many primary children in the area who have failed to get places at local school and given the nature of proposed individual homes there is likely to be an increase in demand.

There appears to be no apparent consideration of how people will get around. The pavements in the area are already congested. People struggle to pass one another. Pasing at bus stops and queues outside ATM's is extremely difficult without venturing into traffic.

Furthermore, the road traffic on Cricklewood lane, Cricklewood Broadway, Westbere is at a standstill for considerable periods of the day. This includes buses which are full most of the time (not just at rush hour). The roads have no capacity to accommodate more buses.

Train capacity at the Thameslink station is also at capacity at peak times as is the Jubilee Line from Willesden or West Hampstead.

There is no proposed parking for services to supply the homes e.g. delivery vehicles, taxi's, visitor parking, construction vehicles. At present, parking is already at a premium as a result of businesses in the area and customers of the restaurants etc on the Broadway. These small family run business with niche clientele would fail without their regular customers.

Given that the development is on the boundary between 3 Borough's, there is likely to be a massive impact on residents of Camden and Brent as well as Barnet. There has been difficulties thus far to manage the problems of high density living in the area in terms of cooperation around litter control, flytipping and maintaining streets.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Isaacs

Address: Flat 89 Ashford Court Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the following grounds:

1. The development is far too big and too high. One of the good things about living in Cricklewood is the absence of any high rise developments of this nature, especially this close to Cricklewood Broadway.
2. The crossroad junction of Cricklewood Lane/ Cricklewood Broadway/ Chichele Road is already a bottleneck. This development will only add to the traffic congestion.
3. The size of both residential and commercial will bring increased pressure on public transport in the area, especially Cricklewood Thameslink station.
4. I'm concerned that such a large residential development will be conducive to an increase in anti-social behaviour and crime in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Oliver Cockerell

Address: 128 Ivy Road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Far too great impact on local resources

Overwhelming loca transport

Out of local character

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Benoit PINGAT

Address: 38B Heber Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development which does not take into account the parking spaces for the added residents (only disabled people will have a parking space). As well the additional strain on the local transports and the disruption it would create has not been evaluated properly. Same lack of thoughts can be applied to schools and other public services which will be stretched and inappropriate with this additional thousands of residents. As well the sheer size of the main tower block is insane and would be out of place and out of character.

This development is clearly done for profit which imply that it's done at the detriment of the neighborhood and local community.

For all those reason I would like the council to refuse this proposed plan as it stands

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catriona Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I must object to this proposed development in the strongest terms. The intended skyscrapers are wholly out of keeping with the pleasingly low rise character of the surrounding area, and their imposition upon this residential community would represent a callous disregard for the interests of local people, to be unconscionably trumped by the greed of developers seeking to maximise profit no matter the distress caused to those forced to live with the results. The sheer scale of the buildings would be an eyesore and make many areas gloomy and depressing to be in, just like the area of Cricklewood Lane adjacent to the 'Broadway' development, which had previously been a bright and pleasant place to walk. Cricklewood also already experiences severe problems with traffic congestion, public transport overcrowding and sufficiency of facilities like GP and school places, and it is difficult to see how such high density development can do otherwise than exacerbate the pressure on those already-stretched resources. Some development of this site is to be welcomed, but on a far smaller scale, and not at the expense of the destruction of this longstanding local community and environment, which would be irreversible. It is not acceptable for Cricklewood to be turned into another Colindale or a dumping ground for development unpalatable to the more affluent areas in the borough.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Jenny Lawy Blackman

Address: 43 Barlow Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development accounts for no social housing. At a time when more people than ever need social housing this is unacceptable.

Secondly, there is no plan to increase services, as schools and doctor surgeries. Having the local population increase without correct provision of these essential services is irresponsible to the well being of current and future residents of the area.

Thirdly, when it says that there will be affordable housing, what would the income salary of a potential resident need to be in order to buy a home there? Make the homes truly affordable for people in normal every day jobs such as shop workers, taxi drivers, teachers, nursery staff, nurses and delivery drivers. These are the hard working people of this country and have proven through covid just how much we as a nation depend on them.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve Holmes

Address: 84b, Chichele Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think anyone who lives in and around Cricklewood Broadway and the crossroads with Chichele Rd and Cricklewood Lane knows just how congested with traffic the area is. To me it seems unbelievable that a plan for up to 1100 residential flats is even being considered in this vicinity. Even if only half of those residents had a car the mayhem caused by vehicles come in and out of this new site would be horrendous and cause a logjam of traffic. The proposal loosely refers 'buildings' in plural without being specific as to 'how many' this intends to be.

In this area I know the tallest current building is 5 storeys high (Travel Lodge) which is tall enough for our local skyline. The thought of a 25 storey building going up is a non-starter as it would be such an eyesore in Cricklewood.

With 1100 residential units hosting what would most likely be 2000+ people there is now room around this site to implement associated services... a doctors, school, dentist etc. Existing such services in the area are, I perceive, full to the limit. Overall, I don't believe the knock on effects of this proposal have been thought out properly so I am objecting to this move.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Dr Jina Swartz

Address: 13 Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of the Fortune Green area in Camden, I wish to express my strong concerns for the proposed new development on the B and Q site in terms of the impact it will have on the surrounding area and infrastructure.

Whilst we all recognise that there is a serious lack of affordable housing in London, the proposed new development is not the answer. It will end up squeezing an unsustainable number of new residents into an already overcrowded, often multi-occupancy, area of the city and will have serious negative health and well-being effects on those already living in the area. Indeed, given that the proposal includes a 25 storey, 16 storey and 17 storey tower on the B and Q site (the current tower is about 5 stories and is visible from Mill Lane) in addition to the one proposed for the back of the Co-op, more on the site opposite the Bingo and another on the Matalan site, it will impact significantly on all of us living in Camden, Brent and Barnet - existing and new occupants alike.

Already the traffic and crowding along Cricklewood Lane, the intersecting arteries with Westbere Road and the continuation of Shoot-Up Hill on the other side is terrible, particularly during weekdays, backing far up each of those crossroads (including to where we live). That is to say nothing of the pollution from this traffic and idling cars, as well as the lack of parking and pressure on school places, in this area already. Moreover, the train line in from Cricklewood station is extremely overcrowded during travel time on weekdays. Frequently, one is unable to get onto an overcrowded train, resulting in a 30-minute wait for another train (further compounded by ThamesLink adversely reconfiguring the train timetable to reduce number of trains stopping at

Cricklewood, en route to London).

There are insufficient local schools and GP surgeries to support some 4000 new inhabitants.

This proposal will have significant negative impacts on the health and well-being on all in this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Vose

Address: Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Brent Cross Cricklewood Framework states that taller buildings are to be in the north west corner of the opportunity area adjacent to the M1 Motorway, North Circular, Brent Cross Station and planned heavy infrastructure (rail freight hub etc). Building heights are to step down across the area towards the existing residential areas.

At 25 storeys this development on a site which is already elevated from street level would be the tallest building to come forward in the opportunity area with the early phases of Brent Cross South (closest to existing residential areas) ranging from 6 to 13 storeys. Moreover, the approved re-developments within the immediate vicinity (i.e. Co-op, Cricklewood Lane) are significantly lower leading to a mismatch of heights, with no transition from north to south.

The proposal will produce a development which would dominate and fail to respond to the surrounding prevailing heights in its immediate context. It will have an adverse impact on the urban form in this part of Cricklewood and cause significant harm becoming overbearing and dominating the surrounding streets and buildings, in particular the Cricklewood Railway Terraces Conservation Area and the two Grade II listed buildings to the south west.

Further consideration should also be given to the amenity of neighbouring occupiers with the effect of the proposals on daylight levels a concern.

This is a sustainable brownfield site and development should be encouraged. However, I cannot support the current application due to its excessive height and in particular the 25 and 17 storey towers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Su Fernando

Address: 16 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is getting inundated with new buildings. This is already a built up area and is getting terribly over developed. The traffic levels are unbearable at the Cricklewood end of Cricklewood Lane and even if the traffic is divided between there and the other exit/entrance leading to Edgware Road, it still is a huge burden on the current levels of traffic. Added to that the pollution levels are ghastly. Why on earth are developers allowed to put buildings at every available space? Cricklewood is becoming a nasty area to live in and for those of us who cannot move due to unaffordability or other reason, it really is the pits. This type of development should be taken elsewhere into less developed areas with more space. This is our home and we should have some peace and quiet and not have to weave in and out of crowds of people all milling around the narrow pavements of the Broadway and the noise levels are also increasing. We pay huge taxes to live round here, so please don't make it even more unpleasant than it already is,

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Seth Maynard

Address: 11 St Cuthberts Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Echoing the comments of my fellow objectors, this development is of scale that is unsustainable and will lead to a decreased quality of life for the existing local residents as well as the theoretical ones who would occupy the scheme as proposed.

The site sits at one of the highest points in Cricklewood itself, therefore allowing a series of buildings, the shortest of which would establish a new height threshold for the area, would cause significant damage to views in the area.

Views are not the most important issue, what is more important is the density of residents that will occupy the site. Other comments have identified new resident's car parking as an issue. Even assuming minimal parking is provided for residents on the site and the applicant commits to a 'strong estate management strategy' to ensure there will be no illicit parking on site, inevitably illegal parking would occur. I don't even own a car but I appreciate the concerns of my neighbours in that area who are concerned at their ability to continue to park if new residents spill over into the streets already covered by CPZs.

Finally, when considering this application do consider the strength of local opposition that is emerging. Allowing that level of height on an already raised piece of ground would establish a damaging precedent for that part of Barnet. Soon with permitted development rights being expanded every owner of a piece of commercial property will take a chance on pushing for that

level of height. This property only benefits from close proximity to a crowded and service limited Thameslink station, just imagine the argument that could be made for sites with better transport connections.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marcus Liberman

Address: 167 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development seems to me to be excessive in its scale (height) given current buildings in the area, and in terms of the number of additional units being added in a relatively small space. It will add to the high levels of traffic congestion on A5 and Cricklewood Lane which are already noted as being problematic for the pollution they generate. There is also a minimal number of affordable homes in the development. The developer should be making greater efforts in this area too.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Shaw

Address: 26 Burgess Hill, London NW2 2DA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I appreciate the need for additional housing, adding 1,100 residential units by a major junction that is already at a stand-still most of the time makes no sense at all. There are no tower blocks anywhere nearby. The design of the development, and particularly the height of the proposed buildings, is totally out of keeping with anything in the vicinity. They would be an eyesore for miles around and cast significant shadows on the neighbouring streets. Most of the accommodation in the area is terraced housing, with many of the properties converted into flats. This means thousands of local residents in Barnet, Camden and Brent will be negatively affected by being deprived of precious natural light.

With the site being on Barnet's boundary with Camden and Brent and no co-ordinated traffic or residents' parking plan in place, the new development will turn the traffic and parking situation for local residents from very difficult to intolerable.

Increased traffic will make residential road nearby even busier rat runs as cars try to dodge the inevitable congestion. This will increase risk for the many school children who travel in to local schools at a time when they are being encouraged to avoid public transport and walk and cycle to school.

I am not aware of any plans to increase public services such as GPs and schools to cater for the 2,000+ new residents, in fact quite the opposite as one GP practice will be forced to close. None

of the collateral damage from the proposed development can be mitigated without a complete redesign and expansion of the Cricklewood Lane / Kilburn High Road junction.

In summary, this is an ill-thought-through development that should only be seriously considered if the number of units is reduced considerably, and the number of storeys in the towers reduced to no more than 8.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Phillip Hyman

Address: 14 Harman Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan will materially impact the right to light for nearby houses and create a notable shadow on these dwellings.

I therefore materially object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Dawood

Address: 29 Fleet street London LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will cause serious pollution and congestion in an already busy artery for transport. More people in the area is likely to bring an increase to noise and crime also. crime is already very high in this area. This will also stress schools and medical needs. it will stretch every part of the infrastructure. This will have a huge impact on the local needs, to its detriment

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fam Christensen

Address: 29 Ranulf Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Tower blocks of this height are completely out of proportion. It will look unsightful and I'm afraid it will attract even more crime to the area. In addition it will bring additional pressure on traffic and parking in already congested roads, not to mention local public services like GPs and schools.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Max Steiner

Address: 16 Ranulf Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This is a project wholly unkeeping with the area. This would cause additional congestion in an already congested area and place awful stress on key services. I wholly object to this project.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Madeleine Abramson

Address: 27 harman drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The congestion in roads around Cricklewood Broadway and the crossroads with the A5, Chichele Rd and Cricklewood Lane is already awful.

A plan for up to 1100 residential flats in this vicinity will cause mayhem when vehicles come in and out of this new site and would cause a logjam of traffic, even if only a proportion of residents have cars. I was unsure from the plans how many car parking spaces were being allowed.

The tallest current building in the area is 5 storeys high (Travel Lodge) which is tall enough for our local skyline. A 25 storey building in Cricklewood is totally out of character with other flats and housing developments.

Existing services such as schools, doctors, and dentists in the area are already full to the limit. There is no infrastructure planning to accompany this huge number of new housing units, which will mean about 2000 new residents to the area.

As someone who lives locally and uses local services, and frequently travels across the Cricklewood A5 Junction by car, public transport, by cycle and by foot, I object to this plan. A much smaller number of units would be far more appropriate.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Wilder

Address: 20 farm ave London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This high density and extremely high level is outrageous. The area is already over.run with c

extreme congestion and lack of parking. Driving down Cricklewood lane is already a nightmare.

Parking, schools, services and Medical facilities simply will not cope. The height is detrimental to the surrounding area.

Please consider all of the people who are already struggling in this area. Thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rocio Miranda López

Address: Flat 1, 20 Gratton Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to object to the proposal to build 1,100 units on the B&Q site. The 25 storey building proposed will be an eyesore to the locals. We do not want these high rise buildings in Cricklewood. The railway cottages, where I live, will be sandwiched between this development and the one proposed by Brent on the Matalan site. The homes in Cricklewood are predominantly terraced houses and the residents would like it to remain this way. This area lacks schools and other major services such as GP practices which cannot support the foreseen population increase. Cricklewood has been my home for over 20 years and I am very concerned about the lack of attention and care it has received from Barnet Council. It seems that only the more affluent areas of the borough matter and we feel neglected. I hope our worries and feelings are taken into consideration .

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mahshid Alaghband

Address: 5 Hocroft Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project will increase the traffic, pollution, more populated school, GP in the area are not prepared to accept over 5000 more patients.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Astrid Chang

Address: 5 Richborough Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object and will actively obstruct the proposed plans to construct a mixed use site for up to 1,100 residential units in an area that is not equipped to support such an increase in demographics. I also take issue with the proposed height of the building which will be intrusive and out of proportion to the surrounding neighbourhood.

My objection is also based on the lack of any considered plan for investment in public infrastructure and social services to support this development, and limited evidence of a formal accountability process in place.

Finally, I am doubtful on the economic viability of your project. There are already many new builds in the area that are failing to shift stock. There is evidence that new builds are struggling to defend against spiralling property values in the area. To the extent this development is net positive in EVA terms, I am certain that that is possible only because it ignores the significant negative externalities on the community.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Frank Staunton

Address: 16 Thorverton Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our household objects to the height of the proposed flats, they will dwarf the entire neighbourhood and are not in keeping with the area. We do not want another 'Colindale' on our hands. Residential property nearby will be overlooked and not private.

We also object to the scale of the project. The area is already congested with traffic and people. The local amenities do not support such an increase in population.

We welcome the site being tidied up so that drunks and dossers are not sitting in the grass area as they currently do. And would welcome a much smaller in height, reduced scale development.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms josefine speyer

Address: 20 Heber London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this project with storeys of 12, 16 and 25 storeys tall is ugly, out of character and an eyesore which I would be able to see from my garden in Heber Road. It is so depressing to consider that planning would potentially approve these 1,100 flats.

We have a sense of neighbourhood here and community, and thousands of people flooding into the neighbourhood would be very negative for several reasons:

It would be overcrowding the area, traffic congestion is already horrendous and pollution levels intolerably high. Local services will struggle. It would destroy what quality of life we have now. But would Barnet care? I sincerely doubt that the well being of present or future generations matters to our councillors if they can only see short term financial gain and decide to go ahead with this project.

We have lived here 30 years and if this proposal is another one which local people object to, but developers go ahead with, it is utterly demoralising. So please, this time, please listen and think about future generations. People should not be stuffed into small spaces, like chickens in a battery farm. It is on social, environmental and moral grounds the wrong proposal.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tanwir Faki

Address: 34 Handley Grove london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to the planning application of the high rised building that is being proposed to be developed,

My home is just behind the current B&Q building and the prospect of a 25 storey building overshadowing us is making me depressed.

When i go to my garden i can see the b&Q building (less than 100 m away)and the thought of this monstrosity of a building will be an imposing figure WHENEVER i go into my garden, cast a shadow and invade my privacy. It would be a definite eye sore an not in keeping with the area.

The traffic along cricklewood lane is horrendous at the best of time, 1100 residential unit? is this not mad?

The infrastructure to accommodate these people into the community is just not there. The pollution that it will generate!

The developer need to understand they need to create homes not flat and house. We've already got the BX redevelopment happening. where are the extra schools(Whitefield and claremont primary are just being demolished and rebuilt, we need extra capacity) and medical services. cricklewood would just be over populated with this development.

Please reconsider.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Pauline Baseley

Address: 19 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is completely out of character with the surrounding Cricklewood neighbourhood.

A 25 story block (made even higher by the fact that it is proposed to be on the raised ground next to Cricklewood station) would overwhelm the centre of Cricklewood and loom over the surrounding houses, blocking the light. The proposal is far too high density for the surrounding area. It is inappropriate for the character of the surrounding area.

The proposed development would place unbelievable stress on the local facilities - schools, doctors' surgeries, public space. The use of the existing public realm to increase the profit of the developers is a scandal.

The increase in density of population would increase already-high traffic levels, increasing pollution and noise. It would put a great strain on public transport in the area.

Please reject this proposal.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona Colgan

Address: 19 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the Montreaux application for 1,100 residential units in blocks up to 25 storeys tall (built on embankment making buildings tower higher over my 3 storey house in Elm Grove & surrounding neighbourhood). I oppose on grounds of scale, number & size of buildings. The design/appearance is very unsympathetic to the surrounding area.

Barnet must see that this development in addition to the 2 already planned for the immediate vicinity of Cricklewood Broadway/Lane:

a) Co Op site - flats with 1 block maximum height of 12 storeys.

b) Galtymore site - flats up to 8 storeys maximum)

is cramming too many flats into a part of the borough with limited facilities & resources. Aside from this Montreaux application plus 2 developments above we are being impacted by Brent Cross South plus proposed development on the Brent side on the Matalan site (9 storeys maximum). It is shocking if Barnet seeks to meet its targets for new housing by packing housing developments into its 'have not areas' Cricklewood & Colindale.

Please require Montreaux to go away & scale its plans down to what is appropriate to the neighbourhood in terms of scale, number & size of buildings, design & appearance. I would not oppose Montreaux's development should the development be a more appropriate design & scale eg. Fairview Homes next to Virgin Gym (8-9 storeys high) or Fabrica Fellows Square Development. Those developers have made a profit with developments of a scale & appearance appropriate to the area so why allow Montreaux to blight Cricklewood with this greedy oversized development. A scaling down would be better for existing residents (& new residents in all

proposed developments) reducing negative impacts of loss of light/privacy, out of control traffic levels, public transport overcrowding (in normal times trying to get on a train at rush hour is impossible) & overcrowding of the area & its facilities overall. I support plans to keep/ enhance green public realm & trees, crucial to area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ray Keane

Address: 5 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: General Comments

I object on the grounds of height, density and the effect of these on the local community and local infrastructure particularly when the cumulative effect of the following is taken into account:

Other Local Developments

Co-op Site

Brent Cross Cricklewood Regeneration Area

Previous Local Developments

Express Dairy Site

Cricklewood Trading Estate

Cricklewood Production Village

Specific Comments

Transport Study

Statement

The proposed development will provide car parking spaces for 10% of the residential dwellings, of which 3% will be for disabled drivers from the outset. There is therefore no opportunity for the proposed development to displace any parking onto the public highway or surrounding streets.

Comment

Both LB Barnet and LB Brent need to consider where will the other residents with vehicles park? And, make no mistake, there will be other vehicles.

Statement

An assessment of travel by different modes shows that the proposed development will result in a material reduction in peak hour and daily vehicle trips. Rail - During the most affected peak period the predicted trip generation from the Site therefore represents just less than one additional passenger per carriage. Bus - The additional demand generated by the proposed development would equate to either one or two additional bus passengers per bus.

Comment

It beggars beliefs that 1100 additional dwellings with however many more persons this equates to, will only add 8 persons per train during peak travel.

In addition, there appears to have been no study into any effect on the TFL Jubilee Line local stations (Willesden Green and Kilburn).

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ray Keane

Address: 5 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: "Continued"

Foul Sewage and Utilities

Statement

Thames Water Utilities Limited (TWUL) confirmed following submission of pre-planning enquiry there is insufficient capacity in their water and sewerage network to serve the whole development and offSite reinforcements are required. UK Power Networks (UKPN) have confirmed offSite reinforcements are required to accommodate the proposed electrical demand of 6.6MVA

Comment

Clearer detail of the "offsite reinforcements" is required to provide assurance to the council and existing neighbours.

Construction Noise Predictions

Comment

This document provides no indication of the impact upon neighbours.

Cumulative Scheme Effect

Comment

Planning decision on this application cannot be taken without consideration of the cumulative effect of associated applications (particularly number one below) and such cumulative effect should be addressed in a separate report:

"Co-op Site" 1 - 13 Cricklewood Lane London NW2 1ET 18/6353/FUL Residential-led redevelopment of the site to include demolition of existing buildings and erection of three blocks ranging from 6 to 9 storeys with flexible retail (Class A1-A4 & D1) at ground and basement level and 145 residential units (Class C3) on upper floors, with associated parking, servicing arrangements, amenity space, public realm improvements and all necessary ancillary and enabling works (AMENDED DESCRIPTION - AMENDMENTS COMPRISE REDUCTION IN HEIGHT FROM 15 TO 9 STOREYS AND REDUCTION IN UNITS FROM 187 TO 145).

Brent Cross Cricklewood Regeneration Area General

Brent Cross Cricklewood Regeneration Area - Waste Transfer Station

Such a report should also take into account the cumulative effect of previous developments:

Express Dairy Site

Cricklewood Trading Estate

Cricklewood Production Village

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ray Keane

Address: 5 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: "Continued"

Design

Statement

The Proposed Development has sought to integrate Secured by Design core principles, based on the Secure by Design (SBD) New Homes 201612 standards for security. The general layout and design accommodates these principles to minimise the opportunity for crime and disorder.

Comment

There is a lack of detail at this stage of the planning process, however it is of the utmost importance that future plans in respect of walkways, public spaces seek to design in the safety of individuals and design out potential areas for crime and the carrying on of criminal activities, such as dead ends.

Development Parcels

This will inevitably lead to a lengthening of the build phase. The total build phase timeframe and

the time in which neighbours experience disruption is identified as five and a half years - is this acceptable?

Primary Healthcare

Statement

At the eight practices there are 22.3 FTE GPs in total. The average number of patients per FTE GP across the practices (2,177) far exceeds the target ratio of 1,800 patients per FTE GP and therefore has no capacity for additional residents.

Comment

This lack of capacity will be exacerbated with the loss of the Cricklewood Health Centre if the Co-op development goes ahead.

Primary Education

Statement

If it is assumed that 95% occupancy should be planned for, as per the National Audit Office guidance³³, and therefore that a 95% occupancy rate means that a school has no further capacity, there would be a total surplus of 164 places at primary schools within 2.1km of the Site.

Comment

The school list includes a significant number of faith-based schools on the same basis as other schools and this may not be an appropriate way of ascertaining the number of places available i.e. there are likely to be fewer places than is suggested.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ray Keane

Address: 5 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: "Continued"

Supermarket Shopping

Cricklewood is already not well provided for. If the Co-op development goes ahead, this will lead to the loss of this supermarket. In addition, the Brent Cross Cricklewood Regeneration scheme will, at some time, result in the loss of the Tesco store near Brent Cross. Where will we all shop?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Arlene Dignam

Address: 124 Westcroft Close,, Lichfield Rd Cricklewood London NW2 2RT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposal of a new high rise building in the middle of Cricklewood. Not only will this will be an eyesore and not in keeping with the feel of the Cricklewood area but we have had so many new estate builds in the last few years but not public and social facilities to match the need for services such as doctors, schools and transport. Also, with all the rail engineering and roadworks we have had to suffer constantly day and night, the quality of life is causing me depression, anxiety and panic attacks.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Phillip Sommerich

Address: Ground Floor Flat 4 Somali Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is completely out of character with this suburban area, more suited in density, building height and character to central London. In transport terms, the proposal puts great emphasis on the closure of the Cricklewood and the limited parking for residents, but takes no account of car-borne visitors to the 1,100 residential units. Surrounding pavements are narrow and already crowded. There is vague reference to a "town square" and "Cricklewood Green" but the community benefit is doubtful. No other community benefit is cited and the opportunity to improve the cramped access to the adjacent railway station or create a much-needed public transport interchange would be lost if this development goes ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sinead Cutts

Address: 31 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Upset with how this build will affect the uniqueness of the terraces. Worried about the pollution and disruption this will cause our community. I use the playground almost daily with my toddler, I really object to the build and again what it do for our view from the terraces, blocking our sunlight and creating havoc in the area - let alone the traffic to the already congested Cricklewood area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Candice D'Silva

Address: 8 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am appalled that the proposed construction will inhibit sunlight as outlined in the report. I would also like to mention that the terraces contribute to a great deal of wildlife that otherwise would have no local biodiversity. If the current levels of sunlight are diminished, plant growth will be too which will have a direct impact on the local environment. I would expect to see proof in the way of scientific evidence that local flora and fauna will not be adversely impacted by the development.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Kemp

Address: 11 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In relation to the following part of the report "Over 50% of the amenity area will receive 2 hours of sunlight or less than 20% alteration in area which receives 2 hours of direct sunlight." I wish to object that the development will be to the detriment of the local flora and fauna and I would like to know what the developers have in mind to avoid harming the local environment in terms of the following defra guidance.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69528/pb13743-bio-guide-developers.pdf

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Agar

Address: 57 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the basis of the unsympathetic and disproportionate height of the buildings. The proposal for a 25 storey building, classified by the Mayor's tall building strategy as "very tall", is completely out of character for Cricklewood, where the maximum number of storeys of all buildings is around 8 or 9 storeys.

According to the current London Plan, Policy 7.7 Location and design of tall and large buildings, Tall and large buildings should:

a generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport

b only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building

c relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;

d individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London

e incorporate the highest standards of architecture and materials, including sustainable design and construction practices

f have ground floor activities that provide a positive relationship to the surrounding streets

g contribute to improving the permeability of the site and wider area, where possible

h incorporate publicly accessible areas on the upper floors, where appropriate

i make a significant contribution to local regeneration.

The proposals fail on several of these points, but especially a, b, c and d. The proposals are in direct conflict with the London Plan and NPPF.

It is also clear that the buildings would cast shadows on nearby houses, and place additional stress on Cricklewood Station, the road network, and other local facilities. The development would be detrimental to the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Campbell

Address: 11 Chandos Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object for the following reasons:

1. The scale of the 25 and 17 storey towers is grossly out of character with neighbouring buildings and is a clear case of gross over development that will significantly harm the character of the area.
2. Any local can point out that transport links - particularly cars already pose significant issues of pollution and congestion that are already extremely problematic - before the addition of 1,100 residential units and their vehicles.
3. The development of this site should provide the perfect opportunity to improve the adjacent rail link interchange, but this crucial aspect has been completely ignored.
4. The addition of 1,100 residential units will put huge demands on local services, particularly primary care (GP) which are already operating at capacity. This could have been addressed with a new practice incorporated into the scheme but again has been ignored.
5. Thames Water Utilities Limited has confirmed following the submission of the pre-planning enquiry for this site that there is insufficient capacity in their water and sewerage network to serve the whole development and reinforcements are required.

6. Similarly, UK Power Networks has confirmed that off-site upgrades are required to accommodate the proposed electrical demand of 6.6MVA when all the units are fully occupied.
7. Little/no thought or provision has been made regarding a large supermarket that could supply both the new residents and the existing locals - especially in light of the fact that the existing Coop is slated for redevelopment. Again, this could have been sited somewhere on such a large site, but instead has just been ignored.
8. There has been a notable and deliberate lack of social housing provision or housing for rent. Cricklewood does not need or want flats being built as investments for wealthy overseas buyers - London need homes for Londoners.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms LG King

Address: 26 Oaklands Rd Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object for the following reasons:

1. The scale of the 25 and 17 storey towers is grossly out of character with neighbouring buildings and will significantly harm the character of the area. There is no other development in the area or any surrounding area with a 25 storey building. There is no way this should be allowed. Look at Colindale, that area has been completely ruined with high tower blocks that dominate the area. I can see why councils want more people paying more council tax but they aren't providing more services for them and you will ultimately kill this area for families.

2. We are at the start of a global economic downturn where people are moving OUT of London NOT into the area. Who is going to buy these flats? There is also no social housing provision/rental accommodation. I doubt even wealthy overseas buyers will have the money to buy them. How viable is this now in a post-CV world???

3. This will cast a shadow on all the surrounding area & affect the character of the area.

4. Increased cars pollution and congestion that are already extremely problematic - before the addition of 1,100 residential units and their vehicles. A slight change to a local road isn't enough. Meeting our Co2 emission targets won't be helped with this increase in traffic.

5. The addition of 1,100 residential units will put huge demands on local services, particularly primary care (GP) and schools which are already operating at capacity. This could have been addressed with a new practice incorporated into the scheme but again has been ignored.
6. Thames Water Utilities Limited has confirmed following the submission of the pre-planning enquiry for this site that there is insufficient capacity in their water and sewerage network to serve the whole development and reinforcements are required.
7. Similarly, UK Power Networks has confirmed that off-site upgrades are required to accommodate the proposed electrical demand of 6.6MVA when all the units are fully occupied.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Fay

Address: Oaklands Rd Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I must object to this proposed development in the strongest terms.

The global pandemic is causing people to move out of London and has this been taken into account now? Who will buy these flats? There has been substantial increase in the number of flats built in NW2. It is at least 3/ 4 times bigger than originally intended; multiple blocks of flats going up everywhere. This is in addition to the tower block on the corner of the Broadway/Cricklewood Lane.

It's not acceptable for Cricklewood to be turned into another Colindale or dumping ground for development unpalatable to the more affluent areas in the borough. This causes polarisation of people's experiences - the demand for extra housing is being forced on some areas and affluent families will leave & a death spiral starts, making it economically unviable to run local services.

The skyscrapers are wholly out of keeping with the pleasingly low rise character of the surrounding area, and their imposition upon this residential community would represent a callous disregard for the interests of local people, to be unconscionably trumped by the greed of developers seeking to maximise profit no matter the distress caused to those forced to live with the results.

The sheer scale of the buildings would be an eyesore and make many areas gloomy and depressing to be in, just like the area of Cricklewood Lane adjacent to the 'Broadway'

development, which had previously been a bright and pleasant place to walk.

Cricklewood also already experiences severe problems with traffic congestion, public transport overcrowding and sufficiency of facilities like GP and school places, and it is difficult to see how such high density development can do otherwise than exacerbate the pressure on those already-stretched resources.

Some development of this site is to be welcomed, but on a far smaller scale, and not at the expense of the destruction of this longstanding local community and environment, which would be irreversible.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs e sayer

Address: 100 crewys road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to the 25 storey development of the B&Q site. 25 storeys is completely out of character for the area, with no other buildings on this scale in the vicinity. The sheer height will cause loss of light on many surrounding properties and the skyline will be completely ruined in what is a relatively low rise area. Cricklewood is already very congested on most day with both people and traffic and Cricklewood Lane and Broadway are often gridlocked particularly at the railway bridge area near Cricklewood Train Station. The addition of thousands of extra inhabitants will just make this even worse. Of course we need more housing but to introduce blocks of such huge size in an already densely populated area (one of the most densely populated areas in London) will make life worse for the current inhabitants. The Broadway area with it's low rise but beautiful buildings will be completely dwarfed by architecture more suited to a large underdeveloped site.

Colindale is now more like Manhattan with its huge buildings everywhere and the traffic here is unbearable and you are proposing to do exactly the same in Cricklewood. Barnet planning has already allowed huge developments in Childs Hill which have ruined what was once a pretty and close neighbourhood. The Brent Cross development is also on the doorstep of Cricklewood and the impact of all of this over-development can be felt already with traffic congestion, fighting for school places and doctor's appointments being hard to come by. Life in Cricklewood will be cramped.

there seems to be no thought given about how all this over-development affects the local communities. Barnet just seems to approve all the huge developments with no regard for proper

town planning and sensible growth. Why put such a huge development in such a densely populated and overcrowded area? Place it where there is space and where it will not be out of character.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Charulata Shah

Address: 34 Cedar Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely object to this planning application. The proposed buildings are completely out of character with the rest of the area. The buildings will be a blot on the landscape and are completely unnecessary. Where are shoppers supposed to park when shopping on Cricklewood Broadway now? There is nowhere for existing residents to park.

Cricklewood Lane already has severe congestion issues and further housing will mean more cars and only make it much worse. I see nothing proposed in this application that supports infrastructure such as schools, doctor or dentist surgeries, walk-in clinics, hospitals, etc. Town planning is not restricted to just providing housing. You need to also provide the supporting infrastructure that all these people will need. Providing a token playground or some retail space is not sufficient enough.

You are taking away local amenities from existing residents and simply replacing them with more residents. That makes absolutely no sense. Do local residents have no rights? Are you always going to just treat them with complete contempt because this housing scheme will raise millions for your coffers? Seriously which other local neighbourhood has a 25 storey housing block right in the middle of its main shopping street? It's a completely poorly thought out and poorly laid out proposal which should have been rejected outright at the first hurdle. Barnet Council should not even be considering such a preposterous and ludicrous scheme all in the name of money.

Having lived in Cricklewood for the last 45 years, this by far is the worst planning application I have had to witness. There is nothing in the application focused on improving the roads serving the area. It's just more housing, housing and yet more housing. It's a disappointing proposal that will overpopulate what is already a congested area in terms of traffic and people.

Under no circumstances should this proposal be approved.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr David Robinson

Address: 59 oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development does not align with the rest of the area. It is too tall and not in keeping with the local area. The majority of the local buildings are 2 or 3 storey and as a local resident I do not believe this high density and high rise development should be allowed to spoil the historic character of Cricklewood.

Additionally, there is not enough local infrastructure to support this many new homes. The development should be revised to better fit the existing local aesthetic.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Frankie Ives

Address: Flat 21 Colbey House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs,

I believe although the regeneration is a great idea and a town centre sounds good, I will miss the Shops that's are currently there, and the height of these blocks are extremely high and will not fit in to Cricklewood.

I work in New Build construction and have just moved less than a year ago to the new development next to virgin gym. This was restricted to 7 levels which looks good. I could not even imagine the impact of a building that tall would have in this area. We would only put in planning for this if similar building where close by.

I would say 10 levels would be the maximum that's would fit in to the area. We do not want to loose the feel of Cricklewood.

Kind Regards,

Francesca

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hunter Evans

Address: Flat 5 Omnibus House 116 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is far too tall, it will be a major eyesore to the local and also overwhelm local amenities. I really very strongly object to this development, it will not be good for our area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Shahriar Nk

Address: 3 Claremont road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is going to destroy cricklewood and put pressure on the local amenities and local traffic

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Elias Nik

Address: 3G Claremont road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is going to ruin cricklewood and destroy local area and cause major issues

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Ashleigh S

Address: 2 handley grove Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't agree to this at all it's going to cause major problems in cricklewood and also it does not fit in at all

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sheeba Nek

Address: Claremont Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not going to fit in with local area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Batoul Kassem

Address: Flat 22 code court Flowers close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed developments will certainly bring immense strain on the public facilities of the area and its neighbouring areas, as well as increasing traffic which will ultimately have a negative impact on the environment.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Samantha Rudkin

Address: 158 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to these buildings, it will be an eye sore and ruin Cricklewood. I have lived in the area most of my life and don't see that these buildings will benefit the local community.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Amy Chandler-Scott

Address: 41A Litchfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The junction is busy enough as it is, the place will be over crowded, schools will suffer, doctors, every will be over subscribed. It will be an absolute eyesore for everyone. It doesn't need to be that tall and over powering. Traffic is already a nightmare as is, add tonnes of people - it will be so difficult to get around.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shiobhain O'Neill

Address: 26 Crest Road Dollis Hill Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is worrying how densely populated this area will become, seeing more pressure put on an already stretched infrastructure.

These plans are not in keeping with the area and look completely out of place.

They will impact residents from Barnet but also Brent and Camden as well.

We do not want Cricklewood to look like the monstrosity that is Wembley Park where tower blocks are so tightly packed together, the area has lost any charm or character it once had.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marie Hancock

Address: 51 Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning application for a 25-storey tower block and 16-storey ones too in the middle of Cricklewood is disproportionate and overwhelming let alone the impact of loss of light on existing neighbours and the nearby Railway Cottages conservation area. It's extraordinarily high-density and it would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point. The application sites the tower should be near Cricklewood Lane for maximum impact on people coming through the bridge and to act as wayfinding when anyone who actually lives in Cricklewood knows that there is no lack of wayfinding and this bridge is emblazoned by Cricklewood wayfinding thanks to a community project. In 2012 the Cricklewood Town Team were awarded OLF funding to revitalise it's high street and create a unified and attractive destination and enhance the Edwardian grandeur and this work has been ongoing. The architecture needs to be distinct and building on and enhancing Cricklewood Town as an historic town centre location. Cricklewood is mainly two-storey and occasional three-storey buildings and I object strongly to the height of the buildings in this application. Though these plans affect the character of Cricklewood, it is one-quarter Barnet, one-quarter Camden and one-half Brent and this consultation has to be tri-borough.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Rockman

Address: 69a Ivy Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new development being so high will look very out of place and should at the minimum be reduced to match the height of the surrounding buildings. With so many new homes are local services i.e. doctors, schools will be overwhelmed. Traffic on the main road can already be bad and this will again increase. I also really don't think Barnet really care about what happens in Cricklewood as we are on the periphery and have turned us into a dumping ground considering the recent planning they have approved without real thought for all of the residents of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Yvette Blumberg

Address: 99 Geary Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the scale of the development. There is no precedent in this area for buildings of this height. The road infrastructure at this junction is inadequate. There is no provision for outdoor space and local facilities will be under further pressure.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Emily Hussein

Address: 27 Beuth House 3 Swannell way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While the area needs regeneration, the plans proposed lean more to over populating an already extremely busy area of Cricklewood. There simple isn't the infrastructure required to support such a development. Allowing this development to go ahead will place additional pressures on already over subscribed GP surgeries and schools. Increase traffic flow to the area which is already struggling to cope. Not to mention the transport network.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Goodrick

Address: 4 Tracey Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This site will be highly profitable for its developers. Perhaps it will raise money for the Council. But it will blight our locale and homes for as long as it stands.

Our area is already overcrowded with people needing services; the streets are already ugly and covered in litter and dirty poorly maintained shops. More people will make it worse. And the loss of beautiful sky, to be replaced by ugly flats, is profoundly sad.

We need to treasure what we have and look after it better. We need to care for our existing residents and make our townscape beautiful with trees, litter management and civic care. Not cram in more buildings and more people. Let's love where we live; not prostitute it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gavin Sayer

Address: 100 crewys road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood and the surrounding areas are already at saturation point with traffic excessive building including the coming Brent cross project

There's no way that Cricklewood Lane will be able to cope with the massive increase in traffic due to the bridge choke point and diverting it to Cricklewood Broadway will jam a major artery of north London

Services like schools and healthcare are already at breaking point in the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Chantelle Greenaway

Address: Flat 15 76 Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the local area, my road is often used as a cut through to the backroads in order to get to Cricklewood Lane. The building of these properties will not only cause an increase of large vehicles whilst building is taking place, it will also cause an increase in passenger vehicles after. The area is already congested and will need an expansion to medical services, schools etc to cope.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Saj Hussain

Address: 2 ashford road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Lived on ashford road for 43 years have seen the impact of properties being let by room. The number of people cars pressure on local schools and services. I am a governor at a local school which is so full people are on waiting lists for months. You cannot get a dentist in the area. You cannot park. Emergency services spend a lot of time sat in traffic on the broadway forget public transport trying to get through. The eyesore off such a development can't be fathomed. I do not want you to destroy my Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Brown

Address: 148 Maygrove Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to such a high blocks there as it would set a precedence within the area It would also have a impact on surrounding areas with traffic that is very heavy creating more pollution

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Colleen Spencer-Gittens

Address: 68 Larch Road GFF Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal will spoil the vista of Cricklewood with the high rise buildings. Has traffic, schools, Dr's surgery capacity been taken into consideration? Not acceptable as Cricklewood is already crowded.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ray Casey

Address: 9 Wycherley Crescent Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My elderly parents own a property on Cricklewood Lane. This proposed development will adversely impact their lives due to the huge strain on local resources. This would undoubtedly make their lives even more difficult than it is now with appointments at local doctors surgeries at a premium and queues for local buses and trains even longer than they are already. In addition, I can't see how erecting these sky scrapers won't adversely impact natural light from entering into their property and garden. The roads and traffic in this area is already at capacity and this development will make things 100 times worse.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Simpson

Address: 21 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood station is often at capacity in the mornings (non-covid times) and the roads (particularly Cricklewood Lane) are already one long traffic jam. Adding this many more people into the area would overwhelm the surrounding area's transport capacity. Then there is the blocking out light for a mile or more surrounding it, suddenly having people looking into back-gardens. All planning regs for normal house holds don't seem to be being applied here.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Casey

Address: 62 Cricklewood Lane Cricklewood LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is outrageous the building's are far too big.
Cricklewood is congested enough without this.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lucinda Dawson

Address: 143 Melrose avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a local resident and feel the current plans are ludicrous in their size and scale. There is no capacity for these new respondents either in our schools or drs or other local services. There is also already considerable congestion in the area and the building phase of these works will undoubtedly make this worse. My daughter travels to school on the bus down cricklewood Lane, and the traffic is terrible. I don't believe there has been any provision of extra public transport in the area. And there is not enough capacity on the buses as it stands. Unless TfL open up the metropolitan line at Willesden, which could ease things, I can't see how the roads will cope. Or if cricklewood station somehow connected with the north London overground. In addition there is little to offset the co2 emissions and as one of the most polluted spots in the area it would need a lot more consultation and provision of trees to improve this. I don't doubt that the space needs developing, but I don't think it is acceptable to have 25storey buildings and it is not in keeping at all with the surrounding area. Please consider this objection on the grounds of:

Size/scale

Carbon offset

Lack of Public services

Lack of Transport and congested roads

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip Lynch

Address: 45 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unacceptable brutal development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Janet Crawford

Address: Ground Floor Flat 12 Elm Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I recognise the need for more housing in London and do not object in principle to the development of this site. However, I do object to this application. Basically, it's just too big and out of all proportion to the surrounding area. I live less than 200 yards away from the site and the prospect of a 25-storey tower block surrounded by a further group of tall towers is beyond imagining. It feels like an insult to local people and will totally dominate the whole area. It will also cause unwelcome shade and loss of privacy for the nearby houses and gardens.

Not only that, but the addition of 1,100 new residential units, potentially housing nearly 2,700 extra people, on top of the other local housing developments (e.g. 1-13 Cricklewood Lane, and the Matalan and Galtymore sites) will put a huge pressure on local services. The buses, for example, are already over-crowded and all the additional users will bring about travel chaos. Similarly, overcrowding on the trains will increase, especially with the addition of Brent Cross West Station, so that passengers further down the line will sometimes be unable to board the trains.

The developers say they have consulted with local people about the plans. However, none of the drawings I have seen made it clear what the development as a whole, with its overbearing height and massive bulk, would actually look like from the surrounding neighbourhood.

A group of buildings no higher than 9 storeys would be much more acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Eimear Vallely

Address: 10 Johnston terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to the building of a huge tower block in the centre of Cricklewood. 25 storeys is unacceptable. The building will be out of keeping with the Victorian and Edwardian buildings in Cricklewood, dominate the skyline and loom over Cricklewood creating shadow for existing residents. Planning permission for the new Coop site was approved for 10 storeys and the B & Q development should not be allowed to be any higher than this - and should be lower in terms of storeys, given that it is on higher ground than the Coop building. Thank you for taking on board my objection.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Kathryn Stratton

Address: Flat 47 Coleby House 2 Woodley Crescent Barnet

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I am objecting to the current plans of the new block in Cricklewood for the following reasons

- Loss of light. A 25 storey tower block will have an impact on my properties lighting.
- There are insufficient local amenities and services
- Cricklewood Lane is already far too busy, anymore traffic would be very bad for our local area and pollution
- Local parking will not be sufficient and from experience living in a new block the demand on developed on site parking is never enough and leads to local nuisance
- Public transport will currently not be able to cope with increased demand.
- Noise and disruption of building work.

Thank you

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Christopher Miller

Address: 27 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not opposed to the area being developed for residential purposes. I am, however, opposed to the current plans. The introduction of a building that is over 20 stories tall is simply too high to be in keeping with the neighbourhood. As well as being dissonant with the neighbourhood, it will place an unacceptable pressure on the existing amenities. It will also impact on the sunlight which the southern end of the railway terraces currently benefit from. The orientation of the gardens in those properties mean that they already do not get a full days' sun, and will get even less if this development is permitted. The tower could be reduced to, say, 10 stories in its current location and probably would not have an adverse impact on the neighbourhood or local amenities and the sunlight enjoyed in the railway terraces.

If this development is permitted it will change the feel and look of Cricklewood for the worse and forever. Please do not be the council that approves this fundamental change.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Casey

Address: 64 Cricklewood Lane Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal.

It is completely inappropriate for the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Melissa Garcia

Address: 14 Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I urge Barnet Council to go back to the drawing board with this re-development plan. The impact of such high rise buildings on the local community will be dreadful in a number of ways. Clearly no one involved in these plans actually lives in Cricklewood otherwise they would understand how terrible of an idea this is. Please I urge you to listen to all the people who are objecting to these plans. The high density of new housing you are currently trying to cram into Cricklewood across various sites will destroy whatever small amount of charm is left in what is an already overstretched, overpopulated and underserved area of NW London. Yes, the 120 odd page Masterplan booklet is attractive to look at BUT the vision it presents is totally unrealistic and unwanted in our area. Reduce the scale!

As a final thought, if the Socio Economic Report on this development makes the following disturbing statement:

"it is deemed that the Proposed Development will have a direct moderate adverse (significant), permanent effect on primary healthcare provision locally if healthcare provision is not increased." Then this statement alone must be taken as proof that the plan is not sustainable in its current state.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Miles Seaman

Address: 38 SARRE ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: That such a proposal should be made reflects a blatant disregard for neighbouring communities as well as providing housing and facilities on such an intense level that increases in crime, traffic chaos and the number of unhappy residents of your borough will result. This mindless overdevelopment of the site can only be motivated by the developers keen eye for profit at any cost.

The intensity of this proposal is a major concern for both potential residents of the development and to a significant surrounding area. A significant volume of traffic is bound to be generated going southwards towards central London on to a road and transport system that is already overburdened. Chaos on the east/west road (Cricklewood Lane) is inevitable and significant modification of this road is impossible.

Providing decent low level housing on this site is a legitimate aim but this in no way is realised with the current proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Misia Gervis

Address: 23 Johnston Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This is an appalling application and I wish to object to it in the strongest terms. The building of 3 enormous soulless high rise blocks will destroy my neighbourhood. These buildings do not create community rather the opposite. You only have to drive up the A5 to realise how awful the place now is, and there isn't total occupancy - so who are you building for ?

Currently in Cricklewood there are 5 significant developments either in progress or under planning application. This will turn my neighbourhood into a building site for years destroying the quality of my life. This is simply a project to line the pockets of developers, not build affordable homes for the local community. Why do high rise buildings have to be built here? If it has to be developed build 2 storey house that are in keeping with the current housing stock and which create real communities not desolate places of isolation.

There is not the infrastructure to support such a large influx of people It will create chaos and a living hell for all of us that live close by. With all the additional building plans that are currently underway it will completely destroy my neighbourhood. There has been enough new developments here already- time to stop!

I strongly urge you to deny this application and consider the damage that it will have for the lives of everyone in Cricklewood!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Esmond Hitchcock

Address: 18 Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is for buildings totally out of character with the adjacent residential properties in the area, and the 25-storey block particularly so, even having regard to the proposal to develop the nearby southern corner of Cricklewood Lane and Cricklewood Broadway. While the sunlight analysis demonstrates that much of the afternoon/evening shadow is over the railway, there is a considerable effect on the residential areas to both east and west.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marc Cohen

Address: 3 wren avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal. This area is already highly congested with v bad traffic and too many cars. The last thing we need is more congestion, noise, pollution and risk to motorists, pedestrians and especially cyclists. This is a packed area as it is and adding such a large residential development will just make it much worse.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dave Shaw

Address: Flat 14, Coleby House, 2 Woodley Crescent, Cricklewood,

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear planning team,

Whilst I am excited by the prospects of development in the Cricklewood area - including the B&Q site - I am concerned by the current plans.

First, a building of 25 stories on this site would be significantly taller than anything else in the area, it would be an eyesore, tower way above all buildings in the locality and cast shadows over the 3 boroughs in which the district lies and beyond.

Second, I am worried about the increased pressures on the local public transport infrastructure. Over 1000 new dwellings in the area would cause untold bottlenecks at Cricklewood station and on local bus routes, particularly during peak times. Has anybody discussed the frequency of existing routes with TFL and Network Rail to accommodate the extra volume?

Yours sincerely,

Dave Shaw

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Faraz Ghani

Address: Flat 32 Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In principle, I'm in favour of a new development on the B&Q site, however, the proposed height of the towers and number of dwellings are matters of huge concern. A 1000 flats with multiple 25 storey towers is totally out of place with the character of not just our neighbourhood but also that of the whole of Barnet and surrounding boroughs. In fact, I would strongly oppose any development above 10 storeys.

I am also seriously concerned about the excess load on public services and increase in traffic that a significant number of new residents will bring. Irrespective of the frequency of public transport, a high proportion of residents still need and use their vehicles for many activities like grocery shopping, school runs, kids activities and social engagements. The current infrastructure is unable to cope with today's volumes with frequent traffic jams. How will the network cope with a big spike in numbers?

The height of the towers and number of dwellings need to be revised significantly downwards to make this development viable with the infrastructure and character of Cricklewood.

Thanks

Faraz Ghani

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Sellers

Address: 4 Richborough Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am strongly opposed to this development on the B&Q site. As a Camden resident living close by, I will inevitably be subjected to huge increases in local traffic in an already crowded area. This preposterous 25-storey development would sit better in Canary Wharf rather than Cricklewood! As this project does not even meet Barnet Council's planning policy for 40% affordable housing, why is this monstrosity even being considered? No doubt the developers will make a tidy sum out of all this. I ask Barnet Council to see sense and reject this proposal outright.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rak Hudson

Address: Flat G, Rondu House Rondu Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a huge concern due to the fact that the area is already massively congested. We should be improving the situation, not making it worse. This is both in population and road use! Furthermore, it will be out of keeping and not suitable for the area to have new high rise buildings. It is also disappointing that there is only 35% 'affordable' housing, which doesn't even meet Barnet's own 40% policy.

All in all, I can't see how this will be a positive development for the area and its residents.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Catton

Address: 20 Ebbsfleet Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident I am commenting on this plan as I feel strongly that it is not within the character of the area, mostly low-rise shops and flats or individual Victorian houses. The impact on local infrastructure will be immense, both during the period of construction and thereafter, this is already an area with severely congested roads and overcrowded public transport.

There is another huge development at Brent Cross which is already having a negative impact of the ability of residents of this part of Barnet as well as neighbouring boroughs to live and carry out normal daily activities and this plan,if approved in its current form and density, will have further negative impact.

Building sites of this magnitude not only clog up local transport systems and cause major dust and pollution problems while work is ongoing, but the heavy vehicles involved cause noise pollution and frequently severely damage road surfaces and underground utilities.

The level of affordable housing seems to be very low at 35%.

There will also be an impact on local businesses for the duration of the build which will presumably be quite long, forcing some small businesses to fold.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Mckeen

Address: 29 needham terrace london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object most strongly to the planning application to build a massive development of 25, 17 and 16 storey tower blocks on the current B & Q site.

I have lived in the Railway Terraces, a conservation area, for 39 years. The Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 states 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area (e.g. Conservation areas). These hideous tower blocks will be seen throughout the terraces. The developer has submitted illustrations with a line showing how much of the tower blocks will be seen above the roofs of our tiny cottages. The line drawing shows minimal impact but if you colour in the line drawing, you will see that the buildings in the development will affect the views of the long roof lines of the terraces and the views in and out of the terraces. The developer has also ignored terraces where the building will be visible from people's homes eg the middle blocks of Needham Terrace. This shows a lack of transparency which should be the cornerstone of the planning process.

The huge 25 storey tower block will cut sunlight from some terrace cottages. These cottages were built on a north south axis, not east to west. This means that many of our gardens and yards only get sunshine for half a day. The developer states the loss of sunlight and the shadow will be 'negligible' - planning speak for a 20% loss of sunlight/increase in shadow. A 20% loss is very significant if your home only gets sunshine for half a day. The terraces, where people all know and look after each other, interact and communicate, is a 'gem' that should be protected. People's lives matter.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Mckeen

Address: 29 needham terrace Lodon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued...

Not only do peoples lives matter in the terraces, they matter in wider Cricklewood, where the architecture is predominantly Victorian and Edwardian small scale, enabling communities to live together in harmony. The developer suggests the area can be compared to west Hendon or Brent Cross south. This is nonsense. The tower block in west Hendon is nearly 2 miles away and Brent Cross south is a mile away. Cricklewood is nowhere near these developments, nor is the B & Q site on the A5 corridor. Remember the disasters of the tower blocks built in the 60s and 70s. They had to be demolished, they turned into ghettos where no one wanted to live.

There will also be an increase in traffic, even though the road onto Cricklewood Lane will be closed as the thousands of people living in the development will all be shopping on line with the result that there will be endless delivery vans blocking Cricklewood Lane already jammed with traffic.

This development will SWAMP the terraces, Cricklewood and be a huge blot on the landscape that will be seen for miles. There are no very tall buildings in Cricklewood. Planning approval for 1-13 Cricklewood Lane (the Coop site) was approved for 9 storeys.

I do not understand how Montreaux has been led to believe a development of this size and scale is acceptable to the local community. Montreaux was told repeatedly by local people attending its public exhibition and consultation at Ashford Place last February that the development was too tall, too dense, etc. The public consultation was clearly a tick box exercise and no changes which reflect the views of the local community have been made to the plans submitted. The local

community has been ignored.

Part 2/3

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Mckeen

Address: 29 needham terrace london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued...

This application should not even be considered by Barnets planning committee in its present format. Montreaux should be informed that it needs to revise its plans before they can be considered by the committee. Revised plans should be for 500 units with maximum block heights of 10 storeys, reducing to 3 storeys near the terraces. A development of this size will still produce a healthy profit for the company.

Please reject this planning application outright.

Part 3/3

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Venice Charles

Address: 5 needham terrace london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is ridiculous! These plans will ruin our neighbourhood. Please reject this plan.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Cockfield

Address: Ground Floor Flat, 10 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development will create a huge issue in and around the Cricklewood area.

Firstly the size of the buildings are not in keeping with the rest of the area and will present both an eyesore for existing residents but will also create an issue where private gardens are overlooked which I have an issue with.

Transport is already a huge issue in the area with the Cricklewood Broadway/Chichele Road/Cricklewood Lane interchange almost always at gridlock. This development will make this situation significantly worse both during the build phase and if the development opens, especially with the lack of parking for the development. Where are they meant to park? It will cause gridlock on the neighbouring streets.

The transport report in the application doesn't address these issues with any sense of reality and pays lip service to the process.

I would not oppose the development if the height of the buildings was in keeping with the surrounding area and the transport plan proposed would be adequate.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jon Taylor

Address: 5 Lichfield Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would be a disaster for the community. Cricklewood is a low-rise area and there are no buildings of this height for at least a mile. What is badly needed around here is affordable social housing, not expensive high-rise developments designed to enrich people with no connection with or affinity to the area.

I've lived in NW2 for twenty years and I've not met a single person who is in favour of this development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Anna B

Address: Woodley Crescent London

Comment Details

Commenter Type: Consultee

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Whilst I am sympathetic to concerns regarding the height and density of this development, I feel the area is in need of re-development and London desperately needs more housing. Overall I support but perhaps other people's concerns regarding height and density could be considered when a decision is made.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Eardley

Address: 25 Achilles Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood Lane Development

I object to the Cricklewood Lane Development on the following grounds:

Loss of light

- o The height of these blocks will ensure that very little sunlight will enter these flats

- o Some open space will be in shade most of the time

- Scale of building

- o The height and size of these building is completely out of scale with the existing surrounding development

- o These building would be visually intrusive and

- o Consequently damage local character.

- Lack of open space

- o Despite the pretty pictures, the amount of open space / resident is very small

- o Much of the open space shaded by the buildings reducing its usefulness.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Undine Reidy

Address: 22 Burgess Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal on the following grounds:

The proposed development is completely out of character with the surrounding area. The neighbourhood is largely made up of Edwardian and Victorian terraces, so this new development would be in complete juxtaposition with the extant buildings.

The height of these blocks is totally unacceptable. The blocks would overshadow the surrounding neighbourhood, blocking light, leaving homes in shade and blocking sunlight from gardens. The tall block would cast a shadow that would stretch across a huge swath of Barnet and Camden, encompassing Cricklewood, The Hocrofts, West Hampstead and Hampstead. Because Cricklewood is an area made up of low-rise buildings, all new developments should be a maximum three storeys in order to blend in with the existing architectural style.

Local residents do not want tower blocks in this area, as they are anti-social, alienating, high-maintenance, invariably ugly and unsafe, encouraging crime while discouraging a sense of community. Furthermore, in light of the Grenfell Tower disaster, it is clear that tower blocks are not fireproof. High-rise structures were designed to house as many residents as possible, but in times of pandemic perhaps this needs to be reconsidered. Moreover, many high-rise buildings built in the 1960s and 70s became ghettos, which have since been demolished, invariably replaced by low-rise buildings.

Local residents do not want another Trellick or Balfron Tower monstrosity on our doorsteps, blotting the skyline and marring our views. I urge the councillors to reject this outrageous development proposal.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Roy Hutchinson

Address: 102 Claremont Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plans are a matter of grave concern.

The density and height of the proposed buildings will have a negative impact on the local community and need re-thinking. Development of this site is needed but not in such an extravagant over reach like this. It will put immense pressure on the infrastructure and will be out of keeping with proposals in north cricklewood (Brent Cross South) and will overwhelm many of the residential areas in the surrounding area. This is not acceptable.

The lack of social housing should raise eyebrows and the need for more affordable housing must be considered.

The town centre is a jewel in the crown of south west Barnet and such a dense development will destroy and not enhance this area.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lily Thompson

Address: 34 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was born in Cricklewood and have lived there my entire life and strongly object to the building of this proposed plan. There simply is not enough space in Cricklewood to accommodate residents of 1100 new homes and a building of 25 storeys would be a ludicrous addition to the neighbourhood. Not only would it look ridiculous however the shadow it would cast would affect the lives of its current residents. As I mentioned I'm from Cricklewood and can almost promise you that I wouldn't be able to afford any of the flats in this building which means probably not many of the other residents would either.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kiya Gervis-Bennett

Address: 23 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to you as a concerned resident regarding the latest proposed plans for the B&Q development, which I strongly oppose.

These current plans are quite frankly an outrage. The proposed building plans are distressing and will have a devastating effect on the local area.

Firstly, the height. The high-rise tower block will loom over our low-lying area creating an out of place eyesore and shadow over our community and my home. If allowed, this development will also create a precedence of high-rise buildings in this area, which we do not want!

Secondly, myself and my family are concerned about its effect on the existing infrastructure. With hundreds of new homes and developments already in place for Cricklewood, the surrounding area will struggle to keep up with demands on services like schools, GP's and transport links. Trying to get on a bus during rush hour is already a struggle. Moreover, it will add to the already terrible traffic which comes to a standstill on a regular basis.

I have lived in Cricklewood most of my life. Please think about the residents you are here to represent and do not approve these development plans, this land could be used in a far more beneficial way for the community. If we have learnt anything during Covid it's the importance of community, clean air and green spaces, not towers in the sky.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Hannah Rose

Address: 21 dunster gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overpopulation of the local area which does not have infrastructure or facilities to support this many new people. The planned building is way too tall and would be a huge eyesore in the area. The percentage of affordable housing in the building is also way under what it should be for an area like this. There are also 2 other huge housing developments being built soon in the area and the only reason all three have permission to go ahead is that they are in three separate boroughs, otherwise this would not have been allowed, which is defeating the point of these regulations completely. I went to school in this area and have many friends living there who's lives would be massively negatively affected by this development. Thankyou

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Hannah Davis

Address: 11 sneyd road cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning permission for B&Q tower

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Anastasia Lawrence

Address: Richborough Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I strongly object to this project as it is ill conceived, inappropriate and unsympathetic to the area. My principal objection is the height of the tower blocks, their disproportion to the architecture of the area and their effect on light levels. Secondly the area is already overburdened with traffic destined for the M1 and A406. This project will increase traffic both during construction and after having a damaging effect on the health of local residents. There will undoubtedly be insufficient parking and local streets will be further clogged with non residents parking inconsiderately as they already do. Thirdly this is not public housing, it is 35% so called 'affordable housing' which is anything but. The majority will be buy to let at unaffordable market rates owned by absent landlords with no connection or concern for the area. This plan must be overturned or reconsidered.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Chiara Henry

Address: 29 Wendover court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not affordable housing.

Traffic jams along cricklewood Broadway up to Staples corner and even leading up to Childs Hill. The volume of proposed flats and increase of people living on the busy main road will add to this problem.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pamela Frazer

Address: 124 FORDWYCH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan in my opinion is an overdevelopment of the site. The area around Cricklewood Lane, Cricklewood Broadway, Lichfield Road and Claremont Road is already heavily congested with traffic. The addition of more cars will only add to the problem and create further pollution. The road infrastructure is severely limited by railway lines and is already inadequate for the area.

The height and of the buildings is most unattractive and will do nothing to improve an already grim area. The overall development is just too dense for the site and one can imagine that it will only deteriorate over time.

The public transport in the area, combined with existing congestion will have difficulty in supporting an extra 1,100 families.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs A Peyser

Address: 7 Iverson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While there is certainly scope to develop the B&Q site the proposed development is completely unacceptable:

1. Density- 1100 new households. The current services in the area are already over stretched. There is no GP surgery, the buses are over crowded, making it impossible for residents down the line (ie camden) to board buses, the pavements are overcrowded, the Thameslink (Crickle wood Station) is overcrowded at rush hours making it difficult for residents of west hampstead to board a train at the West Hampstead Thameslink station, schools are over subscribed. These buildings would need servicing and that would also dramatically increase traffic congestion even if residents don't have a car. Providing cycle parking is all very good but where will these new residents park when they go and shop? There are no cycle parking facilities in the surrounding town centres ie Kilburn and West Hampstead.
2. Height. A 25 storeys tower would stick out like a sore thumb in a neighbourhood with 2 to 3 storeys houses. Residents from all the surrounding area would be blighted by the site of these monstrosities and neighbouring properties would be dwarfed and shadowed.
3. No large family units provided. This area needs family units ie 3 or 4 bedroom units. Why are these not provided?

4. Social housing. In a development of this size and because of the needs of the local population a substantial proportion of the units should be social housing. No social housing planned. The small amount of affordable housing supplied will not be within reach of the local population.

5. Number of car parking units at 100. Only disabled parking should be provided and a legal agreement should be in place preventing access to parking permits in the surrounding area to prevent further clogging of local roads.

6. Lack of open spaces with access to light. The green spaces provided are not big enough for the size of the development

Please reject and insist on a more human scale development.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Smith

Address: Flat 1 21 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a major strategic application not just a proposal for a replacement building. The scheme is for the Creation of a new Neighbourhood. At this time of multiple consultations with all levels of government we have referred to, Mayor for London's Spatial Strategy- Intend to Publish London Plan (2019) London Borough of Barnet Draft Local Plan(Regulation 18) 2020 policy 6.3.1 policy 6.4.3 policy 6.4.4 policy 6.4.6 policy 6.11 policy 6.15 Policy CDH03 Policy 6.16.1 (tall buildings) MHCLG White Paper Planning for the Future August 2020. Over development of the site by reason of quantum of floorspace, alien scale, excessive height, being overbearing and out of character with neighbouring development resulting in an excessive density which will detrimentally impact on the lives of neighbouring occupiers. The number of persons attracted to the area will impact on the already strained health and educational services. The lack of on site parking would be likely for a tendency for occupiers and visitors looking to park elsewhere in this already congested locale. At page 30 of the DAS lists among the key objectives. Provide affordable Housing for the people of Cricklewood. How will the allocation to Cricklewood residents be managed/regulated? Will this be secured through the section 106 agreement? In the context of the overall masterplan the provision of 1200m2 for community/commercial use is very small. The council should if it is minded to approve secure some of this space to be provided as affordable workspace, as described in Policy E3 OF THE London Plan. Air pollution is a major concern. The current consultative draft of the White Paper raises a number of issues which are relevant to the consideration of the application. In the forward the Secretary of State states at Page 1 "Our reformed (planning) system places a higher regard on quality design and local vernacular than

ever before We want to ensure each local planning officer has a chief officer for design

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Smith

Address: Flat 1 21 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: continued page 2 - and local vernacular than ever before We want to ensure each local planning officer has a chief officer for design and placemaking to help ensure there is the capacity and capability locally to raise the design standard and the quality of development". (page 23) the report of the Building Better, Building Beautiful Commission has shown too many places built during recent decades fail to reflect what is special about their local area or create a high quality environment which local people can be proud. (page 44). The ambition of the Governments 25 Year Environment Plan are referred to at page 56 of the White Paper and the vision is to play a proactive role in promoting environmental recovery and long term sustainability. In doing so the Plan needs to play a strong part in government efforts to mitigate and adapt to climate change and reduce pollution as well as making our towns and cities more liveable through more and better green spaces and tree cover. At page 56 it is stated We will also deliver on our commitment to make all new streets tree lined by setting clear expectations through changes to the NPPF. Are the Council satisfied that the tall buildings would meet the requirements set out in Policy 7.7 of the New London Plan? Also would they not conflict with the Councils policy 6.16.1 of its local plan? Public realm provided in the scheme particularly the green space should be useable and accessible to the public at large and not form part of a gated development.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr NU Khan

Address: 24 IVY ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: High-density which will overwhelm Cricklewood and stress facilities to breaking point.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Danielle Pollastri

Address: 21 Ash Grove Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Like many, I am concerned about the development of 3-25 storey buildings in the centre of Cricklewood. Whilst there is a need for housing, none (or very little) will be properly affordable and those that can afford one of these flats won't want to live in down-at-heal Cricklewood.

Families will not want to bring up children in an area where there are poor services, overcrowded doctor and dental surgeries and over subscribed schools. Housing yes, but not on this scale in an already densely populated area.

I am objecting to this development . Surely, a white elephant built by an off shore developer only interested in profit rather than the people in Cricklewood.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Spivey

Address: 41 Sarre Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an inappropriate development of overly massive density. The main problems are as follows:

1. The 25-storey tower block is utterly out of keeping with the local area which it will dominate in an overbearing and threatening way. It will obscure views, remove privacy and sit like a brooding monster over what is a low-rise residential area of NW London. It is without question inappropriately tall.
2. The proposal to cram 1100 residential units onto the site is without merit. The site is far too small for this density.
3. The development will put even more pressure on local services and infrastructure which are already overwhelmed. This includes in particular the effect on traffic which will swamp local roads.
4. The mix of housing does not meet the needs of the area, neither from the perspective of size (not enough larger housing) nor affordability.

For all these reasons I object to the development.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rathi Pabari

Address: Flat 6 59-61 Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Tower blocks of this height are completely out of proportion for the local area. In addition it will bring additional pressure on traffic and parking in already congested roads, not to mention local public services like GPs and schools which are already overwhelmed.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cricklewood Town Team Angela Payne - Secretary

Address: 60 Ashford Place Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: CricklewoodTownTeam welcome improvement of the Cricklewood area but are concerned that the proposed development has fundamental problems and should not be accepted without considerable amendments being made to the proposal.

Ground 1 - Community Character

Cricklewood's community character is characterised by housing which is predominantly Victorian and no more than 3 storeys high. If one considers recent developments in the locality one finds only:

- a. the 5-storey Travelodge built at 214-218 Cricklewood Broadway
- b. A 6- and 8-storey building at 112-132 Cricklewood Lane
- c. an approved application for a 6-storey development on the Galtymore site, 194-196 Cricklewood Broadway
- d. an application that has been passed by the planning committee but not yet approved that includes a 9-storey block at 1-13 Cricklewood Lane, described by Barnet planning as "an appropriate height barometer for future development of the neighbouring site"

e. an outstanding application for a 7-storey block with 8th-storey protrusions and services, further up the Broadway on the Matalan site.

These developments are however outliers and Cricklewood remains a predominantly low-rise locality.

CTT considers it important that any developments respect, retain and contribute to the character of the community rather than fundamentally changing it by overdevelopment of Barnet's small part of it.

CTT is concerned that the proposed development will undermine the work of the last few years by producing a building which will dominate rather than compliment the locality, explicitly creating "maximum impact on people coming through the bridge" and superfluously "help[ing] people find their way around Cricklewood" by overlooking and dominating the entire neighbourhood. The development would be overbearing and diminish the appearance and experience of the streetscene and the wider locality.

1/1 Continued....

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cricklewood Town Team Angela Payne - Secretary

Address: 60 Ashford Place Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued 2/1

CTT considers the proposal for very tall buildings, whether 14-, 16- or 25-storey, to be disproportionate and an overwhelming overdevelopment of the proposed site. If approved, such buildings would dominate Cricklewood's social space and locality in a way which would change the identity of Cricklewood in a negative manner.

Ground 2 - public transport

CTT notes that trains leaving Cricklewood Station during peak times are crowded to such an extent that it is often impossible to board the scheduled services. Similar issues apply to local bus and tube services.

CTT is concerned that the proposed redevelopment will result in a situation where public transport services are overburdened and the quality of service for Cricklewood residents will be reduced.

Ground 3 - overcrowding

CTT is concerned that the proposed redevelopment will put a strain on already stretched public services. Accessing local medical centres already requires a long wait.

Further, Cricklewood Broadway has standing traffic for significant periods of the day. CTT is concerned that the local roads lack the capacity to cater for an increase in vehicles that would come with the proposed development. CTT is concerned about the associated air pollution that

would ensue.

2/2 Continued

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Trevor Reidy

Address: 22 Burgess Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposal on the following grounds.

The high rise blocks would be entirely unsuitable in an area of predominantly low rise buildings. This development would dwarf the existing surrounding properties, overwhelming them with ugly monstrosities that would be a blot on the skyline.

The high rise blocks would cast shade upon neighbouring dwellings, robbing gardens of sunshine. It is totally unacceptable that this development would cast a huge shadow across North West London, blocking sunlight throughout a vast swath of NW2, NW6 and NW3.

The density of this development would have a huge impact on the local amenities and infrastructure, which are already overwhelmed. There are far too many dwellings proposed for the amount of space in this development of overly massive density.

Although new housing is a city wide requirement, this development does not adequately address the problem as it would not be affordable for those most in need.

I urge the council to reject this outrageous proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cricklewood Town Team Angela Payne - Secretary

Address: 60 Ashford Place Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued 2/3

Ground 4 - policy

CTT notes that Barnet has housing targets but is concerned that the proposed development fails to have due regard to the need to develop the necessary public services.

Cricklewood does not have a dedicated community space. There is no publicly run leisure centre within Cricklewood. It is unfortunate but related that local library provision is poor, with the Childs Hill Library open for very limited hours and staffed by volunteers. There is also a concern that there is insufficient outdoor play space and green community space in the locality. CTT is concerned that the proposed development is not consistent with Barnet's policy of providing sufficient inclusive and integrated community facilities (policy CS10).

The police in the local area are overstretched and Cricklewood has had problems with antisocial behaviour in the recent past. CTT is concerned that the creation of excessive housing would worsen this situation by placing a greater strain on local policing (contrary to policy CS12).

Conclusion

The Cricklewood Town Team is opposed to an application which has very tall buildings in the town centre. Such a development would:

- a. Radically alter the character of the locality by creating an overbearing tower block in the heart of Cricklewood and thereby undermine the community feel that has been nurtured over the last decade;
- b. Risk overwhelming public transport services;
- c. Stretch already limited community services and facilities and potentially damage social cohesion by forcing local residents to travel elsewhere to access the services that they need.

Continued 3/4

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cricklewood Town Team Angela Payne - Secretary

Address: 60 Ashford Place Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued 3/4

The Cricklewood Town Team remains committed to making Cricklewood a vibrant and pleasant place to live but consider that the proposed development will not achieve this goal.

CTT considers that:

a any plans that are approved must ensure that there is provision for the creation of public spaces which will be usable by the community or improvement of existing public spaces;

b there is sustained funding for community events and spaces;

c and the quality of life in Cricklewood, in existing properties and in new developments including any development of this site, is not sacrificed in order to achieve quantitative targets.

In summary, we object to this proposed development plan because it would make Cricklewood into a high-rise annex of the Brent Cross Regeneration and deprive Cricklewood of its identity as a historic town centre location.

Cricklewood Town Team

9th September 2020

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lily Korenhof

Address: 302 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plans for 1100 homes to be built in the Cricklewood area. Do these property developers plan on building extra schools, GPs, and other community facilities? I thought not. With no connection or care for the local community, I expect they are simply hungry to jump on the regeneration project to fill their pockets by providing "luxury apartments" which are unaffordable to the existing local community.

Having been born and brought up in Cricklewood, it saddens and disgusts me to see my area being preyed upon in the name of "regeneration". We have existing, beautiful period buildings, which should not be towered over by ugly, "modern", towering blocks. In no way do the proposed plans compliment the local area. The height of the tower is out of the question. It will be a large, ugly, light-blocking development which will shadow Cricklewood and its surrounding areas.

I do not, however, object to apartments being built on the B&Q site WITHIN REASON. By this, I mean 5-6 storeys high MAXIMUM, similar to other sizes of apartments in the area. I understand the need for the area to be modernised. However, humongous tower blocks with no consideration of local amenities, traffic congestion and other community needs, are not the solution.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Francine Harper

Address: 34 Gratton Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the size and density of the BnQ development and the height of the 25 storey tower block. We in the Terraces adjacent to this development are concerned that this will have a detrimental affect on the area. Too many people with services already stretched not to mention the litter and the anti social behaviour which will occur in the open areas. It's way too big a development and will tower over our Terraces at that end. We are conservation area and this sort of development does not fit with that ethos. Most of the houses at that end of the Terraces will be overlooked and many of them will be overshadowed. It needs a total rethink to make it viable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elisenda Jones

Address: 6 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been a resident of Gratton Terrace for over 25 years and I strongly object to this development. The proposal of a 25 storey tower block and other other blocks of between 15 & 18 Storeys . will completely overshadow the terraces and will cause loss of light to mine and my neighbours homes. the terraces only get half a day of sunlight because of how they were built any loss of sunlight would be significant. It will also spoil our views. The terraces are in a conservation area and this development would destroy their special character. This is also not suitable for cricklewood as a whole there are no tall tower blocks in cricklewood the council themselves consider tall buildings from 8 to 14 storerys and very tall 15 which they consider appropriate for the brent cross development. this is far from the Brent cross development and should not apply. I also have concern for the increase in people and vehicular traffic to this area which is already very heavily congested and lacking the facilities needed for the people already living here, there is no way it would be able to cope with an extra 3000 residents. I urge Barnet planning committee to reject this application as proposed and for any new application to be reduced in density and height. Local residents must be listened to in this regard

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dion Blackler

Address: 3 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am vehemently opposed to the proposal. I live in the nearby Cricklewood Railway Terraces, a conservation area that is a haven of calm and community in Cricklewood, with a rich and important history. The current proposal of a 25 storey building and others nearly as tall will be an eyesore that towers over the community, casting shadow over the Kara Way playground and much of the terraces particularly in the south of the terraces where I live. Cricklewood has no other tall buildings and this will be widely out of character, being imposing and ugly (yes, I've seen the plans). Barnet's Tall Buildings update 2019 indicates that buildings of 6-14 storeys high max are appropriate for Cricklewood and taller buildings should be in other locations such as Brent Cross. Other developments have been asked to reduce the height of their proposed buildings to keep in line with other buildings in Cricklewood and I would be outraged if these buildings are not reduced to half the height or less, with serious consideration also needed regarding the density of buildings in the proposal. I have grave concerns about how the sudden presence of multiple tall residential buildings will impact on already stretched local services including transport and health.

We are not able to alter our houses in the slightest if it alters the look of this protected area; building developers that would alter the look of the skyline of this protected area should also be held to account.

Dion Blackler

3 Midland Terrace

Cricklewood Railway Terraces

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth Brennan

Address: 7 Crown Terrace Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live on Cricklewood Lane and this planning application will severely impact on my life. The height of the structure will impede on natural daylight into my property. The number of additional people living in the area would be ridiculous as this area is already over congested. Then there's the issue of traffic on Cricklewood Lane which is already a nightmare. Please reject application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Redston

Address: 22 Kenneth Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys when the policy was written in 2019 (ie last year!) .

On page 11 of the document note this table:

Proposals for tall buildings will need to demonstrate:

- an active street frontage where appropriate
- successful integration into the existing urban fabric
- a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline
- not cause harm to heritage assets and their setting
- that the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm.

All of which Montreaux development contravenes thus:

- street frontage set back on embankment

ii integration? In what way will these 25 and 17 storey buildings be integrated?

iii 25 storeys will be seen from miles away. The topography of the site is raised above ambient ground level which makes things worse.

iv the heritage is all low rise. The site was originally a railway siding, then a factory. The nearby shops are three or four storeys. The corner Co-Op site is to be nine storeys but measured from the lower ground level which only takes it to about two storeys above the current B & Q building.

v wind turbulence will increase. An experiment that we conducted by flying balloons was difficult in the lee of the B and Q, so 17 and 25 storey towers will make turbulence worse in even the lightest wind.

All of the example photos in the Barnet document do not exceed 15 storeys and some of the newer versions are considerably less. 1255 High Road Whetstone was always considered an aberration when it was built.

Nearby development in Brent (Ashford Road) is 9 storeys.

Please see: <https://www.theguardian.com/artanddesign/2019/oct/08/stirling-prize-architecture-goldsmith-street-norwich-council-houses>

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Marieke Hoekstra

Address: Champion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:L.s.,

I object the proposed application 20/3564/OUT strongly for two reasons. First, the proposed buildings are too high which will negatively impact quality of life by reducing sun hours (REF: 1,2,3) in the adjacent neighbourhood, specifically in the Railway Terrace area. Second, because the proposed buildings will results in a substantial increase in the number of people in the Cricklewood area, this will increase traffic and thus air pollution, with further health consequences (REF: 4,5,6) for residents.

For these two reasons, I am concerned that the health of the residents has not been taken into consideration sufficiently when drafting up these plans and hope therefore that this proposal will not be accepted by the Barnet council.

1: Düzgün and Akyol, 2017 Holist Nurs Pract DOI: 10.1097/HNP.000000000000206

2: An et al., 2016 PLoS One DOI: 10.1371/journal.pone.0155614

3 : Beute and de Kort 2018 Health Place DOI: 10.1016/j.healthplace.2017.11.005

4 : Miller and Newby, 2020 Cardiovasc Res DOI: 10.1093/cvr/cvz228

5 : Zoran et al., 2020 Sci Total Environ DOI: 10.1016/j.scitotenv.2020.139825

6 : Gladka et al., 2018 Int J Occup Med Environ Health DOI: 10.13075/ijomeh.1896.01277

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Megan Dawes

Address: 30 Caedmon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Property is not fitting for the area. It provides a small proportion of affordable housing that will tower over current residents; obstructing their view and disrupting their community.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Clare MacNamara

Address: 183 Fordwych Rd london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely applaud some regenerations projects that improve the local area, attract businesses and provide new facilities. But this project is utterly misguided. The density of housing will cause significant detriment to local services, already stretched, as well as local infrastructure. It is disingenuous to say that the tall tower (up to 25 storeys??) is by the railway and therefore not visually intrusive as it clearly is - even if not overlooking many domestic properties. It is totally out of character to the local area as some of the proposed buildings that surround it. I also find it appalling that only 291 units will be affordable housing

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Skala

Address: 22 Staverton road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed towers are not in keeping with the rest of the 2 storey residential area. They are too high and imposing. They would clearly change the landscape and view for current residents at an unacceptable level. The huge increase in traffic and pressure on the roads, amenities, schools, Gp surgeries and local services would be burdensome. There is nothing to suggest that climate change has been incorporated into the plans of the buildings and low level communities are more suitable to the surroundings and sustainable in the long term. Why is there no social housing in the plans. This is essential for London and is a clear oversight in this project. Housing for key workers is required and not luxury flats which become purchased from investors and are unaffordable to local residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Emma Catto

Address: 67 Riffel Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is already an overcrowded polluted area with a dense population and terrible traffic. The area is trying to become greener and more community based and these plans will exacerbate existing problems, spoil the skyline from many different areas, block the sun and generally make Cricklewood less pleasant

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Amy MacLatchy

Address: 5 CHAPLIN ROAD West Brunswick LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I appreciate that there is a shortage of housing, and this must be addressed, this is not the solution. There must be the infrastructure and facilities to support such a huge influx of new residents to the area which has not been put in place. The sheer volume of people would put all the services, which are already oversubscribed, to

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elizabeth Richardson

Address: 7 Chaplin road Willesden London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fear the infrastructure is not in place for a development of this size, such as schools, doctors & nurseries not to mention the height of the development and the impact it will have on the local skyline of mainly Victorian terraces

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Hannah Milsom

Address: 46, Litchfield Gdns London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is ludicrous and totally out of keeping with the area. It is far too big, particularly in height, robbing the area of light. I also see that the tallest tower is next to Cricklewood Lane therefore affecting the residents that already live here, rather than Jewson. Also for the amount of people that it will house, there isn't the infrastructure locally. There have been a lot of developments on the A5 in recent years to support housing shortages.

I can't believe such a big development doesn't factor in social housing, it seems that there is no consideration for the local community. This makes it look as if the developer is only interested in their own pocket.

We are already living in a densely populated area, developments like this will greatly reduce the quality of life of the locals.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jill Wise

Address: 129 Churchill Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unbelievably huge , not in keeping with the skyline, over whelmingly large and ugly.

This is a disgrace - the area has an existing population- this development could change the area for all the wrong reasons, overshadowing everything around it. Visible from everywhere due to its 25 stories!

The most disgusting thing is there is no provision for affordable or social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Erik Carlson

Address: 87 Ravenshaw St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size/height of this development is insane. I appreciate the need for enough affordable housing (which I don't think this development provides anyway). However this development would dwarf anything anywhere nearby. Local Infrastructure will be utterly unable to cope. Already roads are full, busses are full, there are long waits (even Pre-Covid) at the health centre on Cricklewood Lane.

Any development on this site needs to be more in keeping with the size of the existing buildings and the surrounding buildings, and needs to contribute to the local area not just take.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms sarah bennett

Address: 20 windsor road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the height of the proposed development. Up to 25 storeys is an enormous height, 12 and a half times higher than the majority 2 storey residential buildings typical to this area. It will alter (and deteriorate) views for nearby neighbours but also from parks around the whole area. I am also concerned about the impact this high-rise development will have on views from the local secondary school. It seems excessive and the negative impact of its size will outweigh any positives. My other concern is that there is no social housing, in our community where we have a population that need this security. Failing to address the issue to lack of social housing will have ongoing impact on the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sophie Harris

Address: 14 Lowfield Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is an abomination for the local community. It is out of keeping and overbearing. I am horrified that the council has even considered it. Do they have ANY respect or understanding for local communities or residents? It will effect the area usage, traffic, light, etc. It will create a shadow both physically & psychologically on local residents- it's too big, too tall, it's horrendous! If you need to make flats make somewhere nice for EVERYONE, and include green space!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Durkan

Address: 11, Gratton Terrace London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As I live in the railway cottages, which is in a conservation area, and so unique and precious to the community, this little 'world' will be destroyed. How can it even be considered?

Traffic, schools, shops, health care.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anne Swaine

Address: 101 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is totally out of keeping for the Area. 1100 new flats in an already over developed area will have a knock on affect on all local amenities, schools, roads etc. Tower blocks up to 25 storeys high will be totally overbearing and should be more in keeping with the 2/3 storey properties in the area. Blocks will dominate the skyline for miles around and homes in the area will be declined of daylight from this monstosity development. I am totally against this new development and am totally surprised that the council are even considering it.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Claire Partington

Address: 35 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is a predominantly low rise area. The height of the proposed development is totally out of character and raises issues of privacy and light deprivation - overlooking all existing surrounding properties and casting huge shadows.

The inadequate line drawings on the submitted application do not show how the towers will look either in materials or in relation to the surrounding structures (they are strategically from high viewpoints to try to make the tower seem less imposing), so I fail to see how this can be considered, let alone approved without full rendered elevation drawings for residents to see. It's being proposed as a visual marker and yet we aren't provided with clear visual of that marker in situ.

I also feel there is inadequate open space for the proposed residents. This will put a strain on the already sparse local public spaces and play areas. The intense development will put extra strain on the local infrastructure. There are not enough local GP's and schools to accommodate such a large development.

These proposed tower blocks will bring nothing to Cricklewood, it has been designed for maximum profit with scant regard for the living conditions of proposed tenants in tiny flats. It would be highly irresponsible of Barnet to allow Cricklewood to resemble the mess of mismatched and seemingly unregulated development in Colindale and West Hendon by allowing this extreme height of

structure in a low rise environment.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lula Couling

Address: 16 Aberdeen London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of light or privacy

Scale, number and size of buildings

Design and appearance

Whether that sort of use is appropriate for the area

Highways and transport matters such as

Traffic levels

Traffic safety, including for pedestrians

Parking

Access

Public transport

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Chris Butler

Address: 108a Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as a resident of the area.

The development is huge and overbearing.

Traffic would increase in an area of a key route with an already congested junction on Cricklewood Broadway, causing more congestion and pollution.

The development is out of keeping with the area, being mostly 2 story terraces.

It will overwhelm the skyline in all direction, blocking views of the sky and sunlight.

It would lead that area to be over developed with 1100 intensely packed dwellings and little social housing or plans to build new schools and other vital services.

I strongly object for the above.

Thanks

Chris

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Charlie Lawson

Address: 46, Litchfield Gdns London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no need for some property developer to make a huge profit on a project that doesn't assist social housing and for which the local area does not have the infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Simone Fox

Address: 22 Ebbsfleet Road Camden London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overwhelming

It's extraordinarily high-density and it would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point.

Out of keeping

The scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

No social housing

There are no plans for any social housing as part of this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nahuel Durante

Address: 19a Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm a neighbour from Cricklewood, I live five minutes away of B&Q.

I oppose to this project as I don't think the area is prepared to host so many new properties. The main road is a mess at peak hours, sometimes it takes a lot of time to reach the Kilburn station, with bus stops full of people. This will only make it worse.

What's more, it's a neighbourhood of low houses, that allows us to enjoy a lot of open space and sunlight. These enormous buildings are definitely going to affect that. Please preserve the neighbourhood characteristics and think about the people's benefit and wellbeing before profit.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anneke Holloway

Address: Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning development is not in keeping with any other old or new development in the area. The proposed development would be a blight on the skyline and incredibly overbearing on all the flats/houses nearby. Vast amount of housing in a very small space with no thought of adequately sized green outdoor space for those in the development. Much more outdoor green space needed for that amount of housing.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Guy Holloway

Address: Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is completely ludicrous. Not a single aspect of this proposal is in keeping with any part of this neighbourhood. There is not a single other building of these sizes anywhere. They are over bearing and out of keeping. Does any part of this build attempt to look like the architecture in this area? Does it provide any added value to the local area? Social? Cultural? As importantly there is no green space. This proposal implies thousands of new people. COVID has shown us the importance of sufficient green space. Irrespective of COVID green space is critical and there is no attempt to create any.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Liran Bahar

Address: 86 Ellesmere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scale of development is extremely out of proportion, both physically and socially. That sudden increase of circa to 5000 people to the area with the existing facilities and services (NHS/doctors, TFL, roads, parking, waste, nurseries, primary/2nd schools, parks, banks, ...) would without any doubt overwhelm the immediate area and its neighbours.

If you must develop that site, please keep to its surrounding - two stories roof tile houses (maybe 5-6 stories high to have a nice view of Gladstone Park City of London, but tenfold is off balance, aesthetically and socially), please find a more considerate and a much better suitable style/scale of design/development. Mark Twain Drive development

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr A B

Address: Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The lack of social housing provision in a development of this scale is ridiculous in an area with great social and affordable housing needs.

The scale of the development will dominate the area. The A5 and Cricklewood Lane are often congested and Cricklewood trains were massively overcrowded before lockdown and quickly recovering.

I am pleased to have a development on this site but not to this scale which seems to be ill-fitting with its environment and residents' needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs A Brown

Address: Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Brent needs development and more social housing, but this is 2 to 3 times too high and has insufficient social housing. Anything above 10 storeys would completely dwarf the surroundings, just judging by Ashford Court.

I don't understand how we can accept any more passengers on trains at rush hour at Cricklewood or cars sat in traffic on the A5.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs J Dale

Address: 189 The Vale LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will cause the surrounding roads to become gridlocked, of which they currently already are around that area.

The high rise buildings are not in keeping with the area.

Concentration of people will stress the current amenities.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anand Mistry

Address: 51 Ashford Road LONDON

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has been no joined up thinking with all the council in Cricklewood, from a barnet, brent or camden perspective. The 25 storey block with little parking is definitely going to affect my road with traffic and people wanting to park.

The tower are overbearing and no thought has gone into having a massive 25, 19, 18, 17 & 16 tower blocks with is out of keeping with the typical cricklewood heritage of 2&3 storey blocks.

The plans will be overwhelming for the area and will definitely cut out my skyline and daylight on my broad due to the over bearing storey building.

This is absolute over-development for the area, and there is no need for a 25 storey building, the max that would be appropriate would be 10 storey.

There has been no consideration for the people that live in the area and no providing of social housing. The flats will increase property prices further driving people out of the area leading gentrification.

The proposed 35% "affordable", will definitely decrease as the build goes as the developer usually do driving more and more people out of the area.

With the current COVID situation there will be definitely be more requirements for people to drive and people will use the Brent areas to park after the controlled zone times have finished which impact local residents which Brent do not seem to care about. With the plans occurring in Brent there needs to be a better thought process to ensure the buildings are fair and reasonable for Brent.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ryan Gallagher

Address: 131 ford etch road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: as a resident of the neighbouring road, this area will not be able to support all these new homes. the traffic around here is bad enough as it is. it will turn quiet residential roads into busy main roads. we have already seen the effects that colindale has suffered with all these new tower blocks; an ugly sight with impossible journeys and unaffordable homes. I would suggest that instead of adding more homes to the ever busy cricklewood, that we add some more amenities as cricklewood is far from any. with crime rate rising around this area, why don't we use this space to give people something better to do than roam the streets? cricklewood is never what it once was, with so many things to do including clubs, friendly bars/pubs, many big chain shops and so forth. I suggest we should bring something similar to this back to cricklewood to re-vamp the local community and morale

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claire Robinson

Address: 39 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too much for Cricklewood. I have been a resident in this area my whole life and the change to the area has not been positive. This will make it so much worse. It is already so crowded and the traffic is awful.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Berry

Address: 30 Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed high rise buildings are too high and out of character for the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Syeda Shafqat

Address: 28 Ebbsfleet Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I am writing as a resident who lives near this proposed site. As it is, the roads in the area are congested, especially near the B&Q store and Cricklewood Station. The construction of 1100 homes in an already built-up area of London will put undue pressure on the services and infrastructure in the area. PLEASE DO NOT ACCEPT THIS APPLICATION NO MATTER WHAT MONETARY INCENTIVES ARE GIVEN FORTH.

The residential roads will become untenable and as a neighboring resident I do not support this application at all.

The high rise nature of the development is neither in keeping with the area nor aesthetically sound. The view from my property will be altered in a negative way and I am not convinced that the benefits outweigh any detrimental effect it will have on the neighborhood.

Finally, as a person who believes in an egalitarian society based on the principles of a social welfare state, I am very dissatisfied that there is NO SOCIAL HOUSING in this application, and just on that very basis it should be rejected.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Raymond Clargo

Address: 1A Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident living in the area for more than 50 years I feel we are overcrowded as it is without adding multi tower blocks and housing which adds more pressure to daily life. I don't think these buildings should be built so high spoiling the sky line.

Please take into consideration the welfare of the residents who live in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Karmjit Kaur

Address: flat 1, 87 Anson Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

The proposed development is overbearing and out of character with the norm of 2 or 3 storey buildings in the area. The development needs to be scaled back so it is more in line with other buildings in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alastair Wallace

Address: 46a Oaklands Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development will dominate the skyline with ugly 16, 17, 18, 19, and 25 storey flat developments.

This is TOTALLY out of keeping with the Cricklewood skyline and surrounding buildings and will negatively impact the local community in the following ways:

- 1) Obscuring daylight and damaging the visual image of the borough
- 2) Putting unmanageable pressure on local resources, schools, services and amenities (despite the paltry additions that are planned as part of the development)
- 3) Increased air and light pollution from the build and the proposed 25 storey building
- 4) Terrible disruption during the build process to public transport, traffic and local services.
- 5) Creating a ghetto where it will be difficult to police and crime will rise

It is reasonable to develop this site, but in line with the local area, local buildings and infrastructure.

NO TO ANYTHING ABOVE 5 STOREYS!!!

Comments for Planning Application 20/3564/OUT

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Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Coward

Address: 75 Larch Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans if allowed to go ahead will contribute to the further over population and congestion of the area. The same has been allowed to take place in Colindale, and also in Borehamwood Hertfordshire, where there are now far too many new home buildings within the area, so the local train stations cannot cope and the traffic congestion is terrible - leading to increased levels of pollution.

Instead, it would be better to invest in and build more new 'affordable' homes in areas outside of London, and increase and improve public transport options to enable better efficient commuting into and out of London.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maarya Adil

Address: 28 Ebbsfleet Road 28 Ebbsfleet Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I am writing as a resident who lives near this proposed site. As it is, the roads in the area are congested, especially near the B&Q store and Cricklewood Station. The construction of 1100 homes in an already built-up area of London will put undue pressure on the services and infrastructure in the area. PLEASE DO NOT ACCEPT THIS APPLICATION NO MATTER WHAT MONETARY INCENTIVES ARE GIVEN FORTH.

The residential roads will become untenable and as a neighboring resident I do not support this application at all.

The high rise nature of the development is neither in keeping with the area nor aesthetically sound. The view from my property will be altered in a negative way and I am not convinced that the benefits outweigh any detrimental effect it will have on the neighborhood.

Finally, as a person who believes in an egalitarian society based on the principles of a social welfare state, I am very dissatisfied that there is NO SOCIAL HOUSING in this application, and just on that very basis it should be rejected. I am a young person in the area, and I feel like this is already a congested area with a lot of pressure on local services and infrastructure. PLEASE DO NOT LET THIS PASS.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ulla Thiessen

Address: 41 St. Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is far too big, overshadows too many existing dwellings and doesn't have enough open space.

I gather it also does not contain any social housing which I find most objectionable. At least 40% of the new homes must be affordable, obviously those by the railway will in any case be undesirable!

There appears to be no plan for any integration of Cricklewood railway station. This is essential!

If you halved the size of the development I may be inclined to favour it.

Strong objections to current plans

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Karen Ryan

Address: 128 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is outrageous. It is not in keeping with my local area, in which I was born and still live in. There are numerous developments in Cricklewood, one which will be developed all the way up to Staples Corner. Matalan is due to be demolished and 237 flats are due to be built on that site. There is another application at the bottom of Mora Road. There is not enough facilities in this area for this monstrosity to be built. I strongly oppose this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rafaela Perera Hernandez

Address: 45 Hamilton Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is a monstrosity that is overbearing and not in keeping with the area. It will also cut out a great deal of light to many homes! Most importantly, I object to the fact that this planning doesn't include social housing and does not take into account the fact that there is no supporting infrastructure for so many homes. This is going to place huge pressure on our local schools and increase traffic in an already congested area making the air quality in Brent even worse!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Myles Hickey

Address: 51 St Gabriels Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a developer's "get rich quick" plan with some sops such as a bit of public and green space to soften up the opposition. Don't fall for it.

It is vastly too large in scale, height and density of the proposed resident population and will irredeemably overdevelop the area in an ugly and unsympathetic way.

Although the site could usefully provide family homes, public space including play space for children, sports facilities and some commercial development, the prospect of 1000 -1100 homes being squeezed into it, on the justification that the "Opportunity Area Planning Framework" provides for "higher density" is ridiculous. The height and massing is disproportionate.

The massing of the blocks is entirely out of local character, will dwarf the neighbouring buildings, deprive them of light and privacy and be overbearing. As with all these developments, I suspect the 25 storey block is a bit of kite-flying; in due course Montreaux will "take heed of the local feeling" and scale this back to say 18 storeys and everyone will think it's a retreat. Don't be fooled. It is an old trick.

The developer's Community Engagement Statement and the socio-economic chapter in the Environmental submissions, are but attempts to massage the inevitable problems which the proposed development will cause to local infrastructure including public health provision, schools and public transport.

The 35% "affordable housing" provision is a bit of a con, as all developers know. "Affordable housing" is not. There is no correlation between the income levels of local residents in Brent and what these housing units will be sold or let for. The absence of any social housing is unsurprising

but unacceptable nevertheless. Barnet and the local Cricklewood community cannot afford this scheme being foisted on it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Guido Cavaciuti

Address: Flat 37, Coleby house 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Dear planning team,

Whilst I am excited by the plans of development in the Cricklewood area, I am extremely concerned by the current plans.

Firstly, the plans seem to have made no account for the character of the area nor the welfare of those already living here and are an obvious attempt to maximise profit over anything else.

Anyone approaching this sensibly would appreciate that a large development 25 stories in height is completely out of character for the area. It will be a complete eye-sore, towering over everything else in the area, not to mention the awful impact of the shadows it will cast.

Secondly, in an area that is already pretty much just one big traffic jam, has any thought been given to the infrastructure of the area? Cricklewood already buckles under the pressure of traffic and pedestrian footfall, how on earth are we expected to manage with 1000+ new homes?

Has the frequency of existing routes with TFL and Network Rail to accommodate the extra volume been discussed? The Thameslink services are often cancelled causing chaos at the moment. I shudder to think what they would be like if this development, in its current form, went ahead.

I am not someone who is afraid of regeneration and development but it is clear that these plans

are not fit for purpose and will only serve to make worse the lives of those that live here.

I sincerely hope that our fears and worries are listened to.

Guido Cavaciuti

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Louise de Ville Morel

Address: 3 Heber Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building at the B&Q site of 16,17,18,19 and 20 story tower blocks is totally out of proportion for this area of two and three story houses and shops.

Completely overwhelming and out of character - dominating the skyline which is contrary to Barnet's published policies on tall buildings and regeneration. The density and size is totally unsuitable - with no thought for the already, under pressure, local services, let alone the traffic and access. It is overdevelopment on a disproportionate scale incompatible with the location.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Chow

Address: 20 Somerton Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need a block of sky rise building in Cricklewood. This will not only increase the traffic on already congested A5 but also increase the usage at Cricklewood Train station, when there is not sufficient train capacity. There is lack of schools in the local area and unable to cater for the new family moving in. Cricklewood lane is the only road connecting between A5 and A41 and already very congested as well.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simeon Anderson

Address: Wotton Works 16 Wotton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These proposals are far too aggressive in terms of massing and bulk. They simply do not respect the historic streetscape. A totally inappropriate development, however, we would be delighted to support the proposals if the building heights halved and affordable housing was in line with the 35% that the Mayor recommends.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Dan Segal

Address: 173 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Montreaux intend massive development with no social housing and only an "aspiration" to provide "affordable" housing. This is not acceptable and a responsible planning authority must rectify it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia Manteghi

Address: 51 Wotton Road Cricklewood LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think it is appreciated that we require more homes to be built but I have concerns regarding this proposed development.

The height of the block is totally out of keeping with the area. This block will dominate in an oppressive manner. The land is already elevated at this point and a 25 storey block will dominate the local environment.

High density housing will completely overwhelm the local infrastructure. Where will all these new residents park their cars, find school places, find a GP? The current provision is already overstretched and there does not seem to be any consideration of this issue. Probably because the nearest providers are out of borough.

Traffic in the area is already a problem. The A5 and Cricklewood Lane are already rammed to capacity. I do not think 1000 + new homes are going to ease this in any way along with the expected lorry movements on the A5 due to the building of the new train station and the aggregate site.

There is no provision for the housing that is actually the most needed - social housing. "Affordable" housing is in my experience a get-out clause for developers as any one in the real world knows that this does not exist.

My feeling is that applying for a huge tower block seems a cynical ploy by developers. A new application of less storeys which will no doubt be granted and developers can congratulate themselves on "listening to locals concerns". We need more housing but please a more sympathetic structure. The other intended blocks are still higher than anything in the vicinity but a huge tower is totally unacceptable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss deanna nelson

Address: 26 HEBER ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object on the proposed development of the B & Q site. I think the towers are too tall for the area and are not in keeping with the surrounding area. I would like to see the height reduced to a reasonable level of 12 floors at the most. This area is already extremely busy with traffic from Finchley, Cricklewood Lane and the M1. I would like to see a reduction in new builds in this area. As I am a resident of Brent, I can see the borough of Barnet is really does not care about how they are affecting the surrounding areas. I do not agree with this construction in the current proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anthony Moran

Address: 86 Galsworthy Road, Cricklewood, London NW2 2SH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I disagree with the development because the proposed towers will be too tall and the population density for one area too high.

A low rise development with some parking, green spaces and retail units would be more suitable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nardia Sullivan

Address: 172 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is overbearing and completely out of character with the surrounding area, putting a huge strain on the local infrastructure including transport, schools, doctors and dentists.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Norman Johnston

Address: 29 Wren Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I endorse the revitalization of Cricklewood and the construction of these buildings but I object to their size. Tower blocks of up to 16 to 25 floors will not revitalize the area, it will fundamentally change it for the worse. The traffic is bad enough as it is, and adding so many housing units in such a condensed space will only make things worse. Furthermore, these towers will be visible across the area and will forever change the views from so many gardens. Finally, you are not enhancing the historical integrity of the Cricklewood area but transforming it into a mini-metropolis. Please build these towers, but please do so respectfully and responsibly so we can maintain and enhance the integrity of our neighbourhood rather than destroy it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Watts

Address: 35 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is too high and dense for the area and the drawings are incomplete with no true rendered elevations.

It raises issues of invasion of privacy and light deprivation for the existing properties as well as changing strategic and local views.

There is no social housing provision, insufficient open space for the proposed residents and it will put too much strain on the wanting local infrastructure.

A good well planned development is needed, but not an estate of tower blocks. The current covid situation has reminded us how important outside space and community is, this proposal harks back to high density council towerblocks which have been proven to be socially disastrous.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Ellie Dickinson

Address: 32 horton avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How can this be deemed good for cricklewood? No social housing? Schools are already at breaking point in regards to the number of students applying to them and what will happen now that 1100 people are joining the mix? Its utterly ridiculous and a massive eye sore for people who have grown up here.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette O'Toole

Address: 90 Westcroft Close Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood can't cope with all these developments there is serious crime already !!

Traffic is awful

Gangs

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marina Anastasi

Address: 95 Gladstone Park Gardens Kilburn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am 100% against this development and think it would be an outrageous breach of community trust to go ahead as it is. This proposal is too high and dense for the area and the drawings are incomplete and unclear.

This development is not a good fit for the area, which is already densely populated and fairly run down - why don't the council consider ways we can improve the area and existing housing, rather than supporting developments that will strain public services and schools. The tower blocks are a total eyesore to the skyline and really bring down the value of nearby properties.

There is no social housing provision, which is disgraceful given the challenging times many people face at the moment. Is it too much to ask that residents and members of the public have a genuine say that is listened to?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Murphy

Address: 126 Dollis Hill Ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs christine cryne

Address: 10 Sneyd Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Of course, the area needs additional accommodation but it needs to reflect the needs of the community first and foremost. The proposal is totally out of keeping with the area in that the height of the development is far too high and will cause lack of light for the surrounding homes and shops as well as users of the local facilities. It is also likely to cause wind tunnels. The average height of the rest of the buildings in the area is only 3 stories so these buildings will dominate the skyline for miles around. Cricklewood is not the Isle of Dogs - visit there to see how high-rise developments create darkness and wind!

The design is completely out of keeping with the ethos and ambience of Cricklewood, which is to a local community and needs to remain as such. The largeness of these proposals works totally against this. Furthermore, the lack of social housing means it is contributing nothing to the local community and simply serves to line the pockets of the developers. The comment that some of the properties will be 'affordable' is insufficient guarantee. Surely, Barnet should be aiming for 30% to provide accommodation

I am also concerned that the proposal is very, very high density and the inclusion of car parking would encourage further traffic to an area that is already known for traffic jams and chaos.

All in all, a development proposal that seems not to take account of the needs of the community and seems to be driven by profit. Can't we get a housing association to take this plot over? Their

approach is more likely to be balanced.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr daniel selby

Address: 134 Anson Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development.

I grew up and have lived in the area for over 50 years. I know the area well and the "feel" of the neighborhood and residents. The proposed development is completely overwhelming and totally out of keeping with the nature and height of the existing town. Its scale is a monstrosity and it will adversely affect the character and view of the area. It seems more appropriate for a new town or central London. The tall towers are out of keeping and in complete contrast with the surrounding houses, shops and offices. This feels like an attempt by developers to build as many and as tall high rises as possible without taking into account the nature of the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr steve adams

Address: 48 exeter road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a long time resident of Cricklewood I strongly object to this application which is completely out of keeping with the architectural character of this neighbourhood. High rise blocks are not compatible with the Edwardian architecture of this area and will spoil its skyline and sense of scale. We need low-rise social housing in this area not speculative development of expensive flats.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Bell

Address: 15 Manstone Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly agree with the many other detailed comments made here regarding the scale, density and character of the proposal. It would have serious negative impact in many ways on the surrounding area. The proposed tower heights are clearly an attempt to enable a fake withdrawal to reduced but still objectionable heights -- I would suggest a maximum of six storeys. I hope this aggressive proposal will be thoroughly scaled back.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs zalie Benda

Address: 1 st gabriel's rd willesden green london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having received a flyer through the door alerting me to the proposal of this overbearing build, I felt compelled to object. The idea of tower blocks of between 16 - 25 storeys is completely out of keeping with the area which is currently of 2 and 3 story builds in the main. The new blocks will be completely incongruous and will overwhelm the area. They will not only cut out daylight but will dominate the skyline... as a feature of the area they will add nothing. No beauty, no character and, as there is absolutely no social housing, not help the area one bit. This is clearly a money making venture and, yes, we all need money, but...at what cost/ The build should be far less intrusive and far more inclusive to get my support.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Aine McCarthy

Address: 45 Larch Rd Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The idea of a 25 story building in Cricklewood is outrageous-completely out of keeping with the rest of the housing in the borough. Our pavements and public areas are already full to dangerous levels.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lucy Rosen

Address: 10 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is objectionable on so many levels - height of towers will blight existing low level residential streetscape, massing is overly dense, green space/amenity proposals are inadequate and social housing provision negligible. Local services and infrastructure are already under severe pressure and will struggle to absorb the consequences of existing development activity along A5 to Staples Corner let alone this additional development.

Regeneration of the site is needed but this proposal is certainly not appropriate and needs to be rejected.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gill Elderfield

Address: 34 Dollis Hill Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal. The height of the buildings suggested is too high. It is out of character for the rest of the area which is largely made up of terraced properties or flats with only a few stories. It will cut daylight to a huge number of residential properties and dominate the skyline as well as overlooking existing properties. There is also huge congestion in the area with councils already having to put in pace blocks to roads to stop vehicles cutting through residential areas. The additional traffic generated will cause increased congestion to both Cricklewood Lane and the A5 in both directions and this is not acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms belinda Syme

Address: 14 Sheldon Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The vagueness of the drawings is risible. I can't for the life of me find a decent elevation of the scheme. However, I find that the height of the proposed buildings within a 3 story Edwardian-style context is totally inappropriate. Pity the housing surrounding this development, noise, loss of light, increased traffic pollution, loss of amenity, destruction of all the hard work community groups have slowly built up over these last years. This will ruin the historic town centre of Cricklewood.

While improvements are helpful to this struggling area, high rise, high density housing - with no social housing - only exacerbates the problems of crime, rough sleeping and unemployment. Creating canyons of shadow has a depressing effect. The railway will be sunk between hard surfaces increasing noise levels while the new edifices will cast prolonged shadow, especially to the west, on Claremont Road and Cricklewood Lane. Surely it makes better sense to step up the height away from the existing houses and towards the commercial buildings?

Transport services are stretched, roads are beyond a joke with tail backs to Kilburn and Willesden Green. The pollution in this area is already high level and I can't see how the development's planting will compensate. All very well to have green roofs 25 stories up that the community won't have the privilege to enjoy

Consider the two superstores this is replacing, possibly equating to 20 or more individual retail

units. There seems to be minimal provision considering there are to be over 1000 flats. As usual, Barnet approves building on boundaries and then piggy-backs on neighbouring boroughs for essential services such as schools and GPs. Montreaux's answer to that was "they are welcome to rent one of our retail spaces".

The development is too high, too dense and overbearing in this suburban context. There is not enough provision for essential amenities and current transport links cannot support such a proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona OBRIEN

Address: 116 Gladstone park gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed planning are not in line with the areas 2-3 stories height buildings. This building will tower over the whole area & be a complete eye sore.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jayne Graham

Address: 26, Olive Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION

Cricklewood is a low-rise neighbourhood of North West London, bisected by the A5, the main artery road, straight off the M1, into Central London. A largely residential locality, it already has problems of over-population, pollution and anti-social behaviour.

Residents of Cricklewood are concerned about the proposed tower blocks to be built on the Barnet side of the Broadway on the B&Q site. The plan for 1100 housing units in buildings from 16 -25 storeys in height represents a disproportionate over-development in an already over-populated part of North West London. The site is on the boundary of the boroughs of Barnet and Brent and will impact hugely on the character, demography and infrastructure of the area. In appearance, the tower blocks will aggressively dominate the skyline and completely over-shadow and dwarf the original 2-3 storey buildings which form the present townscape of Cricklewood.

Who will live here?

I note that there is no provision for social housing. Private owners? A shadow was cast over high-rise living by the 2017 Grenfell Tower fire in west London, which killed 72 people. The negative impact is still being felt. The highest tower-block in the plan - 25 storeys - is higher than Grenfell Tower.

Where will they work and how will they travel?

North and west London boroughs have some of the highest volumes of in-commuting outside of

central London. Public transport from Cricklewood is already over crowded and poor orbital transport connectivity makes car dependency necessary. The A5 is already choked with clogged traffic flow and air quality is poor.

Where will children go to school? Where will they play?

Cricklewood town has very little green space and schools are already over-subscribed. The demand for schools, hospital and medical practices will place a huge burden on Brent, already at capacity.

How will the community be protected?

Will police deal with increases in anti-social behaviour and criminality, almost certain to escalate with the increase in population and lack of community cohesion ?

Conclusion

Residents of Cricklewood would like to see buildings that positively enhance the overall character of the area. They should be of exceptional design quality, consistent with London Plan Policy requirements and show dignity and respect visually, functionally and environmentally for the people who live there and their neighbours. They should be places which contribute to the overall wellbeing of the area and places that people are proud to call home.

The current plan denigrates these criteria and therefore I strongly object to it.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Angela Durkin

Address: 10 Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is far too big in such a congested area. Traffic is already a nightmare.

The biggest building is the most intrusive at the most prominent edge of the site.

Is there to be no social housing?

Doing away with the shops - especially B&Q - is really bad news.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr S K

Address: Dicey avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The blocks will be overbearing, overwhelming and dominate the skyline, cutting daylight.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Rodney

Address: 82 Cecile Park London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The community and residents need housing that we CAN afford. Even the 'Affordable' housing, up to 80% of market value, is not affordable to most people living in cricklewood. This should not be new information. You know this, the council knows this, the development company knows this. The waiting list for a social home in Barnet is in the thousands. We need Social homes.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Loretta bradley

Address: 5 Astley Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: not in keeping with area. Too tall

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adrian Boylan

Address: 66 Olive Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of the proposal is ludicrously out of proportion to the surroundings or to the capacity of the local environment to absorb the construction activities or eventual increase in population.

Where developers attempt to play the system by submitting utterly improbable plans in the expectation that the council will agree some mid-way compromise in scale, they should have their plan rejected in their entirety.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julia Segal

Address: 173 Melrose Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings are far too tall for the area. They do not leave enough space around them for people to move outside, and light access will be limited on lower floors.

The lack of social housing is a disgrace.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sharzad Michaels

Address: 37 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is absolutely vulgar in size and shows no respect to the local residents, or area of Cricklewood. The plans clearly show the magnitude of this engulfing structure and how disproportionate it is to the surrounding areas, as well as an eyesore. I object to these plans and believe the buildings will actually Lower the value of local properties.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carol Scurry

Address: 147, Fordwych Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived in this area since the 50s I have seen many changes. The roads around are packed with parked cars, the pollution is very high. Flats that have been built in the local are not too high, unlike this horrendous proposal. Brent council have just paved the end of Oaklands road to stop traffic because of the pollution. Only 110 parking spaces for over 1,000 flats, ridiculous. The buses down Lichfield road have to stop in the middle of the road because vehicles are parked over the bus stops. I don't know where the planners think vehicle owners are going to park. Many people have two or more vehicles. The postmen are already refusing to deliver in the monstrosities on the Edgware Road as it is dangerous. If it was more like the development in Clitterhouse park then it would be tasteful, as this proposal it would dwarf most of the two or three floor Victorian houses THIS PROPOSAL IS UGLY, UGLY, UGLY.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cristina Alcaide

Address: 107 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood characterises for being a low rise neighbourhood. The area already faces challenges related to uncoordinated action from the three boroughs of Camden, Brent and Barnet, which has affected provision of housing, critical services and traffic and pollution.

Residents of Cricklewood are concerned about the proposed tower blocks to be built on the Barnet side of the Broadway on the B&Q site. The plan for 1100 housing units in buildings from 16 -25 storeys in height represents a disproportionate over-development in an area. The plan, as currently presented, will have a huge impact on the character, demography and infrastructure of the area with tower block aggressively dominating the skyline, putting pressure on current critical services (GP surgeries, schools) as well as increasing traffic congestion in an area that already suffers from poor orbital connectivity and no tube service which causes long traffic jams especially on the A5 northbound and Cricklewood lane. This, plus the low levels of green space in the area, results in higher levels of pollution all year round.

I also note that the plans do not provide for social housing, which is something that is needed in the area, especially at a time where everyone is facing difficult times fighting the current covid pandemic.

Residents of Cricklewood would like to see buildings that positively enhance the overall character of the area, which the current plans do not provide. They should be of exceptional design quality,

consistent with London Plan Policy requirements and show dignity and respect visually, functionally and environmentally for the people who live there and their neighbours. They should be places which contribute to the overall wellbeing of the area and places that people are proud to call home. Given the lack of these characteristics in the current proposal I strongly object to the plan as presented.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rona Mitchell

Address: 6 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Barnet Council,

I object to the planning application for the comprehensive development of B&Q retail park. My concerns are:

- The proposed height of buildings is too high. They will be visible from the Railway Terraces Conservation area where I live, especially so from Campion Terrace and Kara Way. Kara Way is the only entrance to the railway terraces (the only other road access via Gratton Terrace is one-way). This view has not been considered or illustrated in the planning documents, but will have a significant impact on every resident of the Railway Terraces Conservation area and all users of the playground adjacent to Kara Way. It is already clear from the other viewpoints considered in the planning documents that the tall towers will be visible above the roofline of the Railway cottages.
- Furthermore, I note that the Barnet Tall Buildings Update 2019 suggests that 6-14 storey buildings in Cricklewood would be acceptable. I would like to see the maximum height of the development brought down to 14 stories.
- Increased density to the area is a major concern. There are no provisions in the planning document to build new essential services such as schools, GP surgeries, or a large grocery store. It will also put a strain on other important services such as leisure facilities and green space. The landscaping proposed for the development is not big enough to facilitate the new residents that will fill the 1100 homes. Cricklewood and the surrounding area is already facing problems, and a

further 1100 domestic properties will severely compound the issues.

- The idea of needing a 'marker' building for Cricklewood station is completely unnecessary, and the description of Cricklewood Station as a convenient 'transport hub' is completely ridiculous.
- Increased density will compound the already terrible congestion, pollution and traffic situation in Cricklewood.

I would request that the Barnet planning committee rejects this application in its present form.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Wood

Address: 79A Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I understand the need for more housing it seems very out of character with the rest of the neighbourhood. These tower blocks seem very old fashioned and out of date while being an overshadowing eye sore for the whole area. I really think the plans for this need to be relooked at to ensure any new housing is in keeping with the area while maximising the space. As these flat will no doubt be priced extortionately this should give the developer more options than the planned development. This development seems to want to upset the neighbourhood and maximise profs for the developer and the council through more properties to pat council tax.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Kelvin Obbard

Address: 27 Keyes Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The proposed development would utterly overwhelm & dominate huge areas surrounding the development

2. The surrounding areas as above are 2 & 3 story buildings with nothing anywhere near the equivalent of the proposed development.

3. Because of the above two points this proposed development is so out of the character of the surrounding areas as to make it outrageous & there is absolutely no argument that it would be in character with the local areas.

4. The fact that there is no social housing included is discriminatory & again is totally out of character with the local areas.

5. The population density of the local areas would rise to an overwhelming & utterly unsustainable level if this proposed development were to be built. Local facilities - road system, public transport, schools, hospitals, doctors, dentists etc would be utterly overwhelmed by the magnitude of increase in population density.

6. Overall, this proposed development is totally inappropriate for the area. It is outrageous, audacious & possibly illegal that a proposal such as this even being considered.

7. I am not against appropriate & responsible developments in the area however, this proposed development is neither appropriate or responsible.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Deborah Stainer

Address: 23 Lisle Court Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is way to high for the area and will be an eyesore. It will create more traffic in an already small and busy area. It will put a strain on local facilities such as schools and doctors. There is no social housing included, which in itself is a definite no go. It is just a money making scheme for the developers and they are the only ones to benefit from it. It does nothing to benefit the local area and it's community. The developer gets rich and the community suffer the damage. The council should keep the land and build their own homes (On a smaller scale) to help with the housing crisis and they will have an ongoing income from rent to cover any loans needed to fund this, (although I think the government should cover these costs) until it starts to generate profit once these are paid off

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Brenda Crockord

Address: 27b Keyes Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely object, I am quite horrified that this is even being considered. A dreadful overwhelming overdeveloped awful overpowering huge site. Have you not thought of this area at all. The traffic is a nightmare already, no social housing wtf?. This is not at all taking any mental health and well being of residents or the planet into consideration. No No No how dare you have such audacity absolutely angry and too saddened by this world as it is. Make the area better not worse please. It's in your power and you have responsibly to us and the world. Use it wisely.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andreas Christophorou

Address: 16 Cedar Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planners and Planning Committee have a great responsibility to turn down this application to ensure a sustainable, attractive and community focused Cricklewood both in Brent and Barnet for generations to come.

Granting permission for such a huge, overbearing and financially motivated development will set a precedent that will ruin Cricklewood as other developers run their hands and follow suit.

This development is far too big in the height and size of the buildings.

The height is way above other buildings in the area so it is not suitable to the historic Victorian buildings in Cricklewood.

It is too dense in an area that already has major traffic, rubbish and pollution issues, and with other large scale developments that developers are proposing for Cricklewood.

On the point above, allowing this development will create a precedent for other developers who are trying to make a quick buck by building as high as possible on the Brent and Barnet sides of Cricklewood rather than thinking about the happiness, look and community feel of Cricklewood.

Please reject. Housing is needed, but not at the cost of ruining Cricklewood, both its history and

it's future.

Thanks

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jean Annecke

Address: 4 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The proposed plans are an overdevelopment for the area without any social housing or infrastructure in terms of usable outside green area/sufficient trees. The height and density are out of keeping with the local 2-3 storey area

The resultant increase in local traffic cannot be managed. Buses along Cricklewood Lane and towards Cricklewood Broadway are already too slowed/delayed by the density of traffic from the Lidl site down to Shoot up Hill, from Virgin Gym to St Gabriel's. The roads Cricklewood Lane and Cricklewood Broadway are already gridlocked at the weekends/extended rush hour and for much of the day. At almost all times they are slow roads and local side roads are heavily used rat runs. These go past local primary schools and increase local pollution due to the local traffic queues resulting from congestion around the Broadway and Cricklewood lane. eg Anson School, Hampstead School. Although we mostly cycle/motorcycle we sometimes need to use the car but do not do so at the weekends because you literally cannot get out of the area or back home because of the level of local congestion without a long wait and breathing a lot of fumes.

This level of extra traffic means an increase in the already high local levels of traffic pollution including under the bridge at Cricklewood which is a heavily used route for children and young people walking to Hampstead School. It is hard to see how the increased numbers of cars and motorbikes etc will get in and out if the development. It is hard to see how the increased pollution of building this type of development with large amounts of cement used can be justified in the context of pollution and global warming. This development needs to be thought about in conjunction with

the development of the new Barnet waste facilities just up the road- the area cannot manage this huge increase in traffic from both sites without becoming unliveable- presumably not a concern because this is basically a pretty poor high BAME area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Guillaume Vakanas

Address: 8b Heber road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: That project is going to have many negative impacts that will far outweigh any possible positives if any.

-Possibility of loss of light because of the shadow these tall building will do to the neighbourhood and so increasing pollution and bills because more electricity will be use by these people.

-Possibility of loss of privacy for the same reason - the height of the building allowing people to see others who might not been seen otherwise; e.g. in their garden.

- The Scale, number and size of buildings are inappropriate for the area where there is no such building at all and is mainly composed of semi-terrace house or attached house.

- The impact on traffic is going to be HUGE! The main roads of Cricklewood are already blocked with traffic. As a consequence the pollution is going to increase as well as the noise, dust (microparticulates), smells and other pollution.

-Such a concentration of people will encourage and increase the risk of crime.

-The number of place in schools are already oversubscribed so how are they to cope with so many new potential pupils? Are they going to stay without education or will they have to travel miles to find a school, increasing again traffic and pollution.

-The same is tru for medical services: you already need days and weeks to see a GP!

-The local community is going to lose a very useful superstore: B&Q

-No social housing to decrease overcrowded place in cricklewood.

For all these reasons I am very strongly opposed to that project that is not going to bring any positive effects for the local people, for the environment, for the health, security or education.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr P Burton

Address: 45 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is classic overdevelopment cramming 1100 dwellings in to a residential area. Scale, number and size of buildings is inappropriate. The houses in this area are predominantly 2 and 3 storey buildings. Sky scrapers are overwhelming and do not fit with the character of the area. They will lead to loss of light and privacy. The design and appearance is almost scary and will be completely out of keeping. This sort of use is inappropriate for this area. If the site is to be redeveloped it can have a small number of low rise residential properties created within the same footprint.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Samantha Rudkin

Address: 158 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I really object against these high rise buildings. It will be an eye sore and not beneficial to the local community.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Benbow

Address: 5 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I approve of the redevelopment of what is largely a brownfield site, the current plans appear set to overwhelm the local area and to be in no way in keeping with what is a very low rise area. I am also concerned that, due to the size of the development, the increase in stress on local services will cause many to strain to the point of collapse. We are already painfully short of GP services (the two most local ones having merged, and the walk in centre going), and so any new development needs to take this into account. Also, coupled with the huge increase of traffic on the A5 that will be the result of the new waste hub, I do not see how the roads will be able to cope.

In summary, I object to the plans in their current form, and hope that they will be rethought in a way that benefits the local area and matches its feel, rather than maximises profit.

Your sincerely,

Andrew Benbow

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Case Officer: Carl Griffiths

Customer Details

Name: Ms ALISON SOLNICK

Address: 15 MANSTONE ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Towerblocks (16,17, 18, 29) are too high and should be limited to a maximum of 6 storeys otherwise they will tower over all the low- rise buildings both the mostly residential area and business, for miles around.

They will dominate the skyline and block out the sunlight in the afternoons.

- They do not provide social or affordable housing that is desperately needed in Camden and Barnet. There are masses of luxury flat developments that do not provide the necessary housing for average income earning Londoners.

- This is an unnecessary development and is ill conceived for the time and the requirements of ordinary people.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Annahita Benbow

Address: 5 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the plans on the following grounds:

The development will feel overbearing - blocks of 15, 16, 17, 18, 19 and 25 storeys tall are far too tall

The development will be overwhelming - the extraordinary high-density of the development would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point.

The development is out of keeping - the scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

Barnet council has the opportunity here, to encourage and guide the developers to truly transform Cricklewood in a positive manner. Whilst I approve of creating more residential units, and developing the site, it should be in keeping with the surroundings and add to the beauty of the area, not be an eye sore. The development needs to work with the work already done on the high street, and the buildings that are currently being developed to create a truly cohesive town and benefit our community. The site is a great in terms of access into London and the high street. But the A5 is already at capacity and so something of this density is not appropriate or in keeping with

the area. Also considering the air quality of the area, a low rise, green/high planted estate of homes and social units/community spaces/nurseries/GP surgeries would be far more beneficial. Please think of our community.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Josephine Brook

Address: 7 Rockhall Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I vehemently object to this housing programme on the grounds that it would be overbearing, out of keeping with Cricklewood buildings of 2 & 3 storeys.

Added to this, there is no plan for social housing but only 1100 new private flats. How is this acceptable in a borough such as Brent where the need for social housing is so high ?

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Collins

Address: 38 stretton mansions Glaisher street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object strongly to the plans on the following grounds:

The development will feel overbearing - blocks of 15, 16, 17, 18, 19 and 25 storeys tall are far too tall

The development will be overwhelming - the extraordinary high-density of the development would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point.

The development is out of keeping - the scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Hannah Fried

Address: 110 Chapter Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal of a mega B and Q store. The result is a huge eyesore for miles around in what is a residential site with some historical features. The historical features will be largely obscured by the new building. Such huge megastores have no place in residential areas. And belong exclusively in large industrial parks instead.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Loredana Ieraci

Address: Westcroft Close LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this alien development in a neighbourhood dominated by 2/3 storey buildings.

I make an appeal to the local authority involved in this crucial decision making, that it will take into consideration landscape, highway access and the impact that these buildings will have on the environment and individuals.

This gigantic force fit goes against every single principle of a permission plan.

The epicentre of this controversial development, Cricklewood Lane and Edgware road are already mutilated arteries due to the railway tracks which cut them off from traffic flow, creating daily congestion as they are. Cricklewood is locked between three major highways: the North Circular Road, at the M1 merging point north; the A41 east, which again merge with the North Circular road and traffic from A1; the A5 (Edgware Rd) west which collect traffic directly from the M1 and the North circular roads to central London.

With a thousand more households and relative cars added to this precarious junction point, we will experience a total collapse, especially during the construction period, of the London North West/South viability with consequent long term congestion problems and severe delays for commuters. Not to mention, the financial loss in the local markets and serious health hazards deriving from the increasing level of air pollution.

The hydillic picture that the Montreaux firm is selling to the public is a 'colourful deceit' which clashes against the reality of the geographical features of the surroundings.

I expect that the future decision that it is to be taken will put the physical and social well being of

residents and London citizens above the blind interests of insatiable money-makers.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shoshana Alavi

Address: Flat 34 Melford Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a hideous monstrosity, it will be a blight on the whole area.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Goodrick

Address: 4 Tracey Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development. It is overbearing and overdevelopment, out of character with the area and leading to overcrowding and overburdening of our streets, infrastructure and public services.

Cricklewood and Willesden Green is a 2-3 storey primarily Victorian/Edwardian built cityscape. Willesden Green was essentially built as a village. These flats would dominate the area (the skyline, our visual amenity and, through overcrowding, with people) and provide a precedent for more future development.

Please refuse this development and anything like it. It will represent a transformation of the area - being so large - that has no democratic or planning mandate. The flats might be suitable for a high density urban area, but not for a suburban village like Willesden Green/Cricklewood.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Imogen Angwin

Address: 180a Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plans on the following ground:

The development will feel overbearing with block of 15, 16, 17, 18, 19 & 25 storeys tall is far too tall and not in keeping with the character of Cricklewood. The development will be overwhelming - the extraordinary high density of the development would overwhelm the centre of Cricklewood.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pp Caffrey

Address: 40 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed tower blocks on this site are totally out of keeping with the area

Tower blocks of this size would be overbearing and overwhelming

The over development of this site would be disastrous for Cricklewood

They would dominate our skyline cutting daylight, creating an ugly 'concrete ' eyesore

The volume of traffic in Cricklewood Lane and Cricklewood Broadway is already horrendous.

Please do not add to an already congested area, we don't have the infrastructure to deal with the amount of units proposed.

Any new buildings should be in keeping with the current surroundings with no more than three storeys high.

Please seriously consider these concerns. Thank you..

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Gray

Address: 23 Granshaw close Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is not needed in this area and will be a blight on the surroundings

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia Burton

Address: 45 St Gabriels Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an outrageous development cramming 1100 dwellings in to a residential area. The scale, number and size of buildings is inappropriate. The houses in this area are all 2 and 3 storey buildings, either original Victorian/Edwardian houses or very low rise developments. To replace the lovely B&Q with sky scrapers like is would be absurd and beyond ugly. They would completely overwhelm the area and the skyline and do not fit with the character of the area. They will lead to loss of light and privacy to those in it's shadow. The design and appearance is highly unattractive and will be completely out of keeping. This sort of use is inappropriate for this area. If the site is to be redeveloped it can have a small number low rise residential properties created within the same footprint.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Rachel Freedman

Address: 85 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development site is in need of redevelopment but the existing plans are completely out of keeping with the local area, and the height of the towers will be an overbearing eye sore. This density of housing also severely risks overwhelming local infrastructure and facilities and pays no heed to the imperative for social housing, improved amenities, schooling, healthcare or transport.

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Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms daisy foquet

Address: 57 st gabriels road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir, Madam,

As can be seen from your photoshopped simulation, the scale of that project is off the scale compared to the neighbourhood.

The height should be limited in order to assimilate to the area in a more harmonious fashion.

Thank you for considering.

Kindest regards,

Daisy

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Radford

Address: 20 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My home faces north and overlooks the allotments. The clusters of very tall towers proposed by the developers will be seen from my home. Instead of a pleasant view, I will have ugly tower blocks to look at!

If approved towers will destroy the character and appearance of the Terraces and indeed fundamentally damage the character of Cricklewood itself.

I find the idea of the playground having tower blocks looming overhead and blocking sunlight, particularly upsetting. The playground is very popular with my grandchildren and with local children who come from all round the local area to play there. Children don't have much in this area! Why take away the playground's sense of openness and space by allowing a concrete jungle in the sky to be built next door?! That is so wrong. Children deserve better and so do the residents of the Terraces and the local area.

We need low rise housing with green areas that give people a decent place to live and QUALITY of life not high rises. I call on councillors to protect Cricklewood and it's character and refuse this application!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dawn Farquharson

Address: 86 chichele road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area does not need high rises buildings this area is damp and needs natural light to sit in this monstrosity shadow. This area needs jobs work businesses not high rise blocks. If you are to take away local jobs the build low rise blocks or houses the blend into our community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Serena Abbasi

Address: 56 Messina avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is too many people already in this area.

Traffic is awful. It will destroy the area, this can't happen

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elaine Clarke

Address: Riffel Rd Willesden London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan is disproportionate and totally out of character with other buildings in Cricklewood. A series of buildings between 16 and 25 storeys high and housing over a thousand people is extremely impractical given the limited space in this built up area. As it is there is a huge problem with traffic and building in this confined spot will certainly exacerbate this. The buildings will over dominate and limit light in the immediate area as well as being a carbuncle and ugly blot on the landscape. To carry out a project of this enormity requires a much larger site and unfortunately the B&Q site chosen is not the appropriate one.

As a local resident I very much object to this unrealistic plan.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steven Smith

Address: 24B the broadway Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An appalling development which would be catastrophic for the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Belinda Turner

Address: 51, Teignmouth Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sheer height of these buildings are incongruous to the surrounding residential area, a series of lower apartments would be more in keeping. The amount of residents housed would put pressure on local schools and amenities.

Along with fire risks in high rises makes this project objectionable and needs a rethink .

Think lower estate , housing fewer residents .

This would make more sense and be less objectionable to the local residents

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sinead O Connell

Address: 3 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is totally out of keeping with the area. The blocks are many floors higher than all the other buildings on the Broadway. Why would you agree to give this planning?

Traffic is bad now in the vicinity, and it will only get worse.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Greenway

Address: 38 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is out of keeping with the neighbourhood. The density of dwelling is too high as are the tower blocks. Traffic congestion is already a problem in the area and I am concerned about the additional traffic and pollution created. This development should stop I object strongly-the buildings should be less tall.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Dina Weston

Address: 68 Thirsk Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the plans on the following grounds:

The development will feel overbearing - blocks of 15, 16, 17, 18, 19 and 25 storeys tall are far too tall

The development will be overwhelming - the extraordinary high-density of the development would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point.

The development is out of keeping - the scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kelly Sheehan

Address: 24 Galsworthy road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This does not fit or belong here, we do not have high story blocks like this here it doesn't fit in and we need the b and q hardware store and the pound stretcher shop, this is a poor area with few opportunities as it is and not many shops, this will overwhelm cricklewood, put it somewhere else there are plenty of places with similar blocks you could build it, it's a monstrosity for cricklewood and will drain everything we have, there will not be another hardware store for miles, we need it

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Christine Salib

Address: 10 Swannel Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:we don't have enough amenities in the area to cater for an influx of people, schools and gps will not be able to cope

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jemma Searle

Address: 47 Anson road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to high rise as not in keeping with the rest of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tim Proctor

Address: Flat 1 2 St. Pauls Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal as the development, as planned, would create a building(s) that would dominate the horizon. It would seem that the shadow cast by the buildings would create a massive shadow that would be cast across local properties, depriving residents of sunlight. The area is already cramped with a high density of residents - I do not believe transport infrastructure would cope with further influx of residents. As I understand the plan, there is no intention to provide social housing. Finally, I believe the buildings would dominate the local area, and would feel incongruent with the street scene and context with Edwardian, Victorian and inter-war properties.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Andree Cooke

Address: 62 St Gabriels Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Urban eye soar. Dreadful place to live-there are more imaginative, environmentally sound and humane ways to house people-yet more tower blocks is not the solution.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Hill

Address: 119A DARTMOUTH ROAD London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development is far too tall for surrounding area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Giuseppina Solinas

Address: 43 Howard Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I personally object to the erecting of buildings of 25 storeys.

1100 residential units are far too many in one development, having all these additional people living in the area will worsen the quality of life for all.

I think the idea of flexible commercial and community floorspace is excellent and very much needed in the area, but the number of new builds should be small and low level.

Buses, train station, shops, doctors surgeries, traffic, parking, pubs, cafes and restaurants, etc. will all be overcrowded. Especially now that we know this virus will be part of our lives for the foreseeable future, the last thing we want to see is cramped Cricklewood.

Don't do it Barnet! Keep it sustainable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Majella Greene

Address: 24 Newton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the towers will cast shadows for several hundred metres across the surrounding area taking away natural light and impacting on thousands of local residents including me. The development is insufficiently supported by the local infrastructure and will have a negative affect on local healthcare, education and transport resources - in all 3 boroughs.

The development does not add enough community facilities, nor does it provide affordable housing to meet the needs of Cricklewoods diverse community. Traffic and pollution will increase.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adewale Otubushin

Address: 89a Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal represents over development and not in keeping with buildings in the area. This area suffers from congestion already pilling so many additional housing will increase the traffic over the already critical situation. A serious rethink is required.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Barbara Mansour

Address: 17 Caddington Road Flat 1 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is horrendous. Who will be living there? Which family with children wants to live on the 19th floor? It's out of keeping with the neighbourhood. The traffic round Cricklewood Lane junction is already maxed out. Schools, doctors, public transport, supermarkets etc. already oversubscribed. It's unacceptable to foist this onto the local community. Stop building for outrageous profit and build for communities. Family homes, houses, low rise flats not monstrous towers. The shadow of Grenfell is still falling on the city, towers are last century

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Esme Longbottom

Address: 65 Hamilton road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local traffic and infrastructure can just cope with the current population without expanding a it further. The traffic in particular is already very heavy without additional cars and disruption. The current climate the demand for housing in the area is reducing as moving out of cities becomes more popular and there is unlikely to be sufficient social and affordable housing by the time this project would be completed to benefit those who really need council housing and support. the current pandemic means decisions on such large developments should be held until the true way of life in the future becomes more evident.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Corinne Webb

Address: Flat 51 Kingsley Court Park Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds of its overwhelming size, dominance of skyline and lack of sensitivity with the surrounding area. The loss of B&Q would be detrimental as it supports local Business, trades and contractors.

3-25 storeys within a very suburban styled residential area which has nothing similar for it to compliment; this development would be better in Wembley where oversized high-rise have been built and where transport infrastructure is ready for an increased population.

Lack of social housing - why? Brent needs more social housing! As a property owner myself these types of developments make for undesirable homes for first-time buyers/property investors who are the developers only target market. I fail to see how this development benefits the local community or infrastructure-the developer needs to think again.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emily Harrison

Address: 4 Langton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is far too tall for the surrounding area. It will tower over everything in the vicinity and the amount of housing proposed will create further traffic in an already congested area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Olivia Demetriades

Address: Flat 1, Chandos House Chandos Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely horrendous looking construction.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kamini Corriette

Address: 36 B Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have had a look at the plans for the BQ site, and it is a horrible design. Far too high & too many flats jumble together. It would make our neighbour hood look like a concrete jungle.

I am very disappointed with the plans & style of architecture. Why is it such a high rise building and how many of these flats are affordable?

I am sure that Barnet council can do much better.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Thalia Demetriades

Address: 63 Chambers Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am incredulous how this can be considered in an area where the infrastructure cannot support such a proposal. The buildings are nothing short of an eyesore and will further ruin an area that needs support

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marianna Avgousti

Address: 64 Chambers Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrible plans that are not in keeping with the surrounding area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss clarissa millar

Address: Harvist Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an absolute eye sore and I do not believe it will be beneficial for the local community. Everyone I know who lives in the area opposes this.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Patricia Hannon

Address: 150 Cricklewood lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do want this in our community

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carol Brophy

Address: 18 Ballantrae House Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's an eyesore. Does not fit in with general landscaping of local area. Cricklewood is over popularised as it is. Not enough school places, doctors surgeries . Car parking. It's ridiculous to build high rise premises which are concrete prisons!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fadi Salaam

Address: Flat 2 2 St Pauls Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would be out of character to the surrounding environment. It will block the light and cause congestion on an already a very congested junction. It will cause more pollution and turn the area into a city rather than a suburb. It will lower the value of the area, cut the space and make it an ugly hotch potch!

The area shouldn't have tall buildings and retain a suburban character.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Fadi Salaam

Address: 2 St Pauls Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would be out of character to the surrounding environment. It will block the light and cause congestion on an already a very congested junction. It will cause more pollution and turn the area into a city rather than a suburb. It will lower the value of the area, cut the space and make it an ugly hotch potch!

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Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Suzanne Crisp

Address: 12a Cricklewood Broadway London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Completely out of keeping with the area which is in desperate need of investment but all thus will do is pour more people into a deprived area whose services are already stretched to breaking point.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lucas Viegas

Address: Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the close proximity to that site, and we are already facing issues with the residents parking even after paying a hefty price each week. The traffic congestion, the open space we need for air to flow, with this high rise buildings all this is going to go away. When the government based on localism bill, decided to demolish all the "streets in the sky" which it was called due to people suffering mental health issues.

How is such a development being allowed ?

I strongly disagree to this development. Infact if they had space they should have used the site to for the new railway station rather than moving it a mile away and wasting the tax paying money on a new site.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lucy White

Address: 89 Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of place with the surrounding area. It would dominate the skyline and bring hundreds more people into an already highly congested area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss honey bowdrey

Address: 25 chambers lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculously huge building not in keeping with the area at all. In fact it will ruin the area and as none of it is social housing can't even be seen as anything other than a money making monstrosity. You could be turning this bit of land into something in keeping and improving this neighbourhood which this does NOT. I strongly implore Brent planning to REJECT these awful plans. It's too tall and will greatly impact the area be visible from everywhere. Please, please, please listen to your residents.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rhian Sellier

Address: 32 Mapesbury Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an overbearing unsightly structure which will dominate the Cricklewood landscape, obstructing light and removing privacy from neighbouring 2storey dwellings. It's density of residents will overwhelm an already over-

Populated area without the benefit of offering affordable housing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Laura L

Address: Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am shocked that this project is even being considered. Not only is it out of keeping with the area, the height of the tower blocks will dominate the skyline and block out light for surrounding houses, it is also adding hundreds more residents (and no council houses - I'll get to this point later) to an already overcrowded area.

The A5 is notorious for being congested at most points of the day and being the main route to the M1 in and out of London it baffles me how adding more residents, potentially all with cars, would make this any better.

The lack of council housing is also disastrous. It would most likely end up like so many similar projects - creating a distinct lack of diversity, with council housing residents being moved elsewhere. London, especially Cricklewood, does not need more privately owned stupidly built housing projects.

Where are the gardens or large green open spaces, people have been desperate to have during lockdown and have become so important? Why is there no mention of improving infrastructure - schools, GP surgeries, cycle lanes etc - the things people in this area actually really need. As a rental resident in this area I thoroughly oppose this shoddy building plan which has given little thought to the people it is supposedly building for. No one wants 1 bed flats, in tower blocks with no outdoor space anymore! Stop building them and actually build stuff people want to live in!

The blocks are too high, the flats are too small, and little consideration given to anything

infrastructure related. The project should be shut down.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sidney Myers

Address: 1 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application on the grounds that the proposed development would be overbearing giving rise to concerns about loss of light and privacy. The height, scale and density of the entire development is grossly excessive and disproportionate, as well as being out of keeping with the character of the area. I am also extremely concerned about the impact on local transport and amenities. In addition, there appears to be no provision for social housing. For all these reasons I urge the Planning Committee to reject the application.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms joan mcardle

Address: 112 geary rd london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not in keeping with the neighbourhood.

There is no social housing provision.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Deborah Bennett

Address: 23 Cornwall Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an overbearing unsightly development that will have a huge impact on landscape for miles around.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julie Gourgey

Address: 26 Ranulf Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is dramatically out of proportion to its surrounding area. The resultant pressure on the local infrastructure and amenities will be too much for it to bear.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Dawood

Address: 29 Fleet street London LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: congestion on the roads , and schools and doctors in the area saturated. high crime rate inadequate money in the Borough for additional infrastructures.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Anna O'Toole

Address: 2B Shoot Up Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Who's going to pay for the police as gangs are rife here already

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Jurado Madrigal

Address: 59b Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood doesn't need such monstrosity of development, it is already a very busy area, 1100 homes are way too many new people, it could be the final strain for an already overstretched infrastructure, also the scale of height and size proposed wouldn't be keeping with the 2/3 storey buildings.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Isobel Rosen

Address: Flat 2, 4 Wood Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is viciously large and with no social housing! The traffic around cricklewood and pollution levels would rise drastically! Appalled that a development of this scale has been proposed!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Deighton

Address: 5 Woodvale Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will put far too much strain on local area, including traffic / pollution / removal of parking at site (which will affect local shops), and local services (e.g. transport - many more people using overcrowded public transport / GP / pharmacy / school / police etc). Also, absolutely an awful eyesore in terms of height and size - not in fitting with the area at all.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sinead Dickinson

Address: Flat 2 1 Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too big and will put incredible pressure on an already struggling area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kathryn Watson

Address: 44 olive road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object: Firstly - there are currently no other tower blocks in the area - the nearest one, is almost half. Local housing is predominantly Victorian and two or three storey, so scale, design and appearance are completely at odds with surroundings.

Secondly, the extra number of households puts added pressure on local services, such as local schools and NHS-one of which recently closed.

And thirdly, is the increase of traffic - people and vehicles. Right now, without new homes, the area is unsafe and stressful to walk or drive: it's not unusual for people to be walking in the road as footpaths are narrow and congested. These paths are the centre of Cricklewood' - the place where we shop at outside stalls for groceries. One buggy and there's a pavement jam: it isn't safe even now. Pallet deliveries and busy bus stops add to the chaos. The introduction of more people and their need to mobilise will only put increased pressure on these roads and paths. Work is about to start on the Cricklewood Lane and A5 junction , so traffic is to become a bigger presence over people and pedestrians. Placing tower blocks next to a widened junction further destroys the centre of Cricklewood and its Victorian aesthetic. It's overbearing, will block light and turn the area into a high-rise neighbourhood. Today, Cricklewood centre's "saving grace" is that there is airspace - the ability to look up from the chaos to light and sky above. The proposed development will prevent this - looming oppressively and reducing access to light and space for Cricklewood's centre and people. If it goes ahead, the efforts of the local community to unite the area with a town square will be dominated by a series of massive towers, (alongside a new junction), which will cast shade - literally - over the last section of community space. Bringing the development down to two

or three storeys would be preferable, along with further maximising green spaces that can be accessed by the whole community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emma scudder

Address: 25 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: too big will look awful and overbearing and will cause so much traffic for people who already live there and suffer with a great deal of traffic with the ongoing roadworks

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Alice Rosen

Address: 10 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrible build, will cause unnecessary traffic and none of the buildings are social housing

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katherine Robinson

Address: 4 The Homestead Wrexham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the plans on the following grounds:

The development will feel overbearing - blocks of 15, 16, 17, 18, 19 and 25 storeys tall are far too tall

The development will be overwhelming - the extraordinary high-density of the development would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point.

The development is out of keeping - the scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Liam Murphy

Address: 3 Thorverton Court Thorverton Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will put a ridiculous strain on local transport links. Cricklewood Station does not have a frequent enough service to cope with the added commuters. Willesden Green and Kilburn Station are already too busy also. Not to mention the added traffic causing congestion and air pollution to already overcrowded roads.

Properties nearest the development will decrease in value, some of these people have owned these properties for years, maintaining and adding value to the Cricklewood area.

By building these homes, more people moving to the area will naturally create more issues for the local area. Litter and fly tipping is already an issue in Cricklewood, let alone the added waste disposal from these properties.

Schools in Cricklewood and the local areas are already overcrowded, where will all the children go to school.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr robert wilson

Address: apartment 66, foxfields, 33 Latchet lane Upton northampton Latchet lane upton Northampton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is so overcrowded already, It's like putting thousands of rats in a box, cant move in cricklewood already, this will make it worse, All private aswell, It's a flaming joke.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sally Sampson

Address: 113 Westcroft Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's just so unreal and unbelievable that this plan has got this far.

The buildings far too high, too over whelming . View, blocking sunlight not considered but are a real issue.

increase of traffic and parking an issue

You decline to put in pls e traffic calming measures and parking control in litchfield and Cricklwood lane

Pollution an issue though I don't think you give a toss about this otherwise all other inappropriate And unwise and unhealthy decisions like the aggregate station would have been a concern.

Extra police? Cricklwood lane already a no go area for many of us .

Bottom line is you do not respect or care about this area.

What's inip it for you I wonder?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Robyn McNally

Address: 67B Cricklewood Broadway London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planned development is completely out of keeping with Cricklewood where almost all buildings are 2-3 stories high. Where newer flats have been built (for example above the tesco express) these have managed to stay in keeping with the height of the area and have been sensitive to the style, this approach to new builds should continue. This planned development would completely ruin the character of the area and would be very imposing. It's not seeking to integrate with the local area at all.

The Barnet Tall Buildings Update 2019 set out areas where tall buildings may be appropriate - rightly so, Cricklewood was not named as one. Barnet Council should stick to this policy.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Charlotte Keady

Address: 150 westcroft close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Upon seeing the plans today there is one thing that has disappointed me the most which is the fact there will be no social housing. We are in desperate need for social housing and the fact that these buildings will be so tall, block the skyline, and look out of place along with no social housing is the reason I am objecting to the plans put forward. Such a shame yet again privatised housing is top of the agenda

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nicola Wilson

Address: 8 Hocroft Avenue London LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this is a total eyesore. The congestion in the area is terrible as it is and the area cannot cope with added congestion. This is a terrible looking building and will spoil the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Lohan

Address: 40 Keyes Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed development on the B&Q site. I believe that this development of 1100 flats will not add to the local area rather it will lessen its appeal. Also with so many flats why are there no social housing?

This development will be overbearing and out of keep, dominating the skyline while cutting out light for local properties.

Cricklewood has two and three story properties on the whole and this monstrosity will be a death nail to the area.

I have chosen to live in Cricklewood not Wembley or Croydon I do not want my skyline blighted.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Eros GARAFFA

Address: 18 Purley Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The impact on the environment is absolutely unbalanced with the territory, the buildings are too tall and very far from the historical and lower story of the area. The public interest is totally in doubt and no social housing are planned.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr john burns

Address: 25 anson road cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is far too many flats going up around the North West London area, the Council is doing a bad job with things as they are. bringing a crowd of foreign`'s in, who can`'t and are not interested in learning the culture, when the taxpayer is paying for them to have interpreters. the people paying the C/tax get sod all. John Burns.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Reema Patel

Address: 14 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because:

1. I often visit this retail area, it serves a purpose to the community.
2. Cricklewood Broadway is already full of too much traffic, there are more accidents, roadworks now than ever.
3. Train comes every 14 minutes or so, trains are already packed in normal rush hour. Don't ruin our journeys into work and oversubscribe the railway service here

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Charlotte Fitzgerald

Address: 23 Cedar Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Eye sore and the area will be too congested

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Justin Green

Address: 65 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area cannot currently cope with the volumes of traffic in the area currently, adding such a large residential area would drastically increase traffic. This is also not in keeping with the rest of the area with regards to building type/height.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Leanne Sangster

Address: 8 Faeley Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Completely wrong for this area. It will be an eye sore and will not be in keeping with current properties in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alison Cossar

Address: 35 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is completely out of character for Cricklewood. The developers and Barnet are trying to link the area with the Brent Cross South development and the 2 areas are completely different. One is a brand new brown field development and the other established inner London area where existing buildings are no more than 3 or 4 storeys. Proposed new developments albeit in Brent but next door to the Montreaux site are limited to 8-9 storeys. This proposal for 25 is just laughable. If you look at page 31 of Barnet's Tall Buildings Policy written in 2019 it limits buildings in the Cricklewood to between 6 and 14 storeys, which is just under half the proposed maximum height of 25. You also need to take into account that the proposed site is well above ground level so the eyesore will tower over the area, casting a huge area into shadow at various times of the day.

No thought has been given to the infrastructure; how will schools, GPs, public transport and even sewers cope with this increase in population.

Finally in the original proposal Montreaux had included provision of 30% of housing units being for social housing. This has disappeared from the application.

This is an ill thought out plan on the very outside edge of Barnet's boundary which will cause untold disruption to residents in Camden and Brent.

You should be ashamed of yourselves

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sheelagh Craven

Address: 22 Westbere Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not in keeping with the area and is too high

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sorcha Craven Heffernan

Address: 22 Westbere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will ruin the landscape view of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Anahita Sahra e

Address: 110 Chatsworth road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have absolutely nothing against creating more habitable and affordable spaces and this parking lot seems a good place to do so... but this proposal looks horrible and towering threateningly over the neighbourhood. Honestly, why can this not be a high quality development that is also sympathetic to the neighbourhood in design and fits right in like so many other sites in Brent, ie around Queens Park? This looks really really bad and I would be very upset if you'd allow this one to be built .

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Manoly Griffiths

Address: 12A Lowfield Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building is an absolute eyesore and at 25 storeys would be seen for miles around. The area is already struggling to cope with the traffic (road/pedestrian), local infrastructure (lack of doctors/dentists/hospitals/schools/police etc) and will have a detrimental affect on the local area.

I understand that housing is needed but to house 1100 people in an already overly populous neighbourhood makes no sense whatsoever.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sheila Linton

Address: 52 Woodvale Way Golders Green LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The buildings are way too high and to be quiet frankly horrendous.

While it may look good in areas such as King Cross Bank Waterloo City areas etc... It will be too overwhelming for a small area such as Cricklewood.

Social housing needs to be allocated on any builds, affordable housing.

Be better if the build was more in keeping with the area and not New York style scrapers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Fialkiewicz

Address: 25 PENNINE DRIVE 25 Pennine Drive LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It doesn't seem to MATCH area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss EMELEBELE OWOH

Address: 32 BRENT TERRACE CRICKLEWOOD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in Barnet since 1992 as a child and I am appalled by the overdevelopment and lack of care provided to residents. Barnet is the highest populated London Borough- this isn't a good thing. I have watched Barnet approve the worst developments over the years to the detriment of the local community.

This development is a nonsense. What quality of life will existing and new residents have? Where is the infrastructure? Where are the GP surgeries, schools, hospitals and other amenities needed for this increase in population. Why does Barnet insist on over populating it's borough?

The scheme is too densely packed, the high is out of kilter with the surroundings and the area has a seriously high drug, alcohol and crime rate. Adding more people does not solve this problem.

There are too many unresolved social issues in the area that need addressing. This development is detrimental to our local area, will increase pollution and will increase crime.

Barnet neglect its constituents and constantly look for ways to avoid and neglect our feelings, lives and wellbeing. There is only one park in the area for everyone to go to. Why not make it into a green space? Oh I forgot- you squandered all our money in the financial crash and have never been held accountable. Disgraceful borough. If I could leave I would however you've approved thousands of unsafe cladded buildings which many are stuck in. Listen to the public, listen to our concerns and for once put people before profits.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elisabetta Murgia

Address: 15 Dawson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We love B&Q is a useful store and essential for every day purchase. We do not more buildings in the area, we need to make the area more liveable and pleasant. The traffic is already as bad as it is. It will be even worse. It makes me so sad to see the plan. Please please listen to the people that live here and the consequences!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Pegram

Address: 20 Garlinge Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an enormous project which will lead to eye sore buildings and far too many people in a small area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Christian Rouffaert

Address: 35 ELLESMERE ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that the height and massive appearance of these buildings will dominate the skyline of the local neighbourhood and far beyond.

The amount of housing will create massive incremental demand on an already heavily congested block of streets, increasing road traffic as there is no adequate public rail or tube transport provision

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alexander Sarychkin

Address: Flat First Floor, 7 Loveridge Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The very fabric of our local areas is being decimated by these poorly thought out landgrabs that seek only to further add to the repugnant gentrification of the area as well as sow further seeds of division.

The area cannot handle it. Has anyone who's proposing this development driven around Cricklewood between 8am and 9am or between 5pm and 6pm? Actually, add 2.45pm-4pm there too (and 7.30am for school). It's already extremely congested. The area won't be able to handle the addition of people, of that I'm convinced.

Stop selling Barnet off to the highest bidder!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fred Phipps

Address: 4a Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Monstrous scale of development which will wreck the social scale of Cricklewood. Proposals for this development are disgraceful. Awful that planners can assume that locals should tolerate such out of scale housing which will have no social housing to offer.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Paul Gringras

Address: 36 Keyes Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

I object to the size, siting, bulk and design of these buildings. They are completely out of out of character and will ruin the streetscene and adversely affect the wider locality.

Traffic will be horrendous- it it already slow and the A5 and Cricklewood Lane near B and Q already have constant queues of traffic.

There is no compensation such as new green spaces.

The developer must know the proposed buildings are too big, too tall, and too dense to be acceptable.

The impact on the environment will be completely negative.

Please refuse permission for this monstrosity.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Magdalena Stelmach

Address: 6 Howard Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already overpopulated which causes air pollution at far too high levels. With each new family comes another car, another boiler etc. B&Q has the only small bit of grass and few trees which people can currently enjoy, with this development it will be gone for months if not forever. The noise pollution levels are currently very high due to few smaller developments going ahead in the area, road traffic etc, I can't begin to imagine the levels when this development would start!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Annabelle Hill

Address: 1a Hawkshead road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No development of this size should be approved without social housing being included.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Naomi Games

Address: 94 Fordwych rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: So ugly. An eyesore.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Edirisinghe

Address: 60 Chapter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a local resident, I strongly object to this proposed development on multiple grounds. The size and shape is entirely overbearing and would dominate the local landscape in multiple directions. This is an area with primarily traditional brick properties and this monstrous set of blocks would do nothing to enhance the area visually. The 16-25 story height proposed is again entirely out of keeping with the neighbourhood. The lack of social housing proposed means that the eyesore the development would create does not sufficiently help the local community. Additionally The pressure this would put on local services , and roads has not been sufficiently addrsssed in the latest plans.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr oliver king

Address: 26 Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is hideous. It will completely tower above everything in Cricklewood and is completely out of character to our neighbourhood. Not only is it too tall - where are the requisite new schools, GP surgeries, arts and community spaces that should go with it.

Grim

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda morrison

Address: 119 Westcroft Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrendous plan, not in keeping with the local area. Buildings too tall and will ruin view and block out light

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Ogdee

Address: Flat 3, 33 marble drive Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a resident in Cricklewood and have been for over 20 years.

The resources for this area are already stretched. Schools are at full capacity, GPs cannot manage their caseloads and traffic in the area is already at a standstill on a regular basis.

This development will only escalate the current problems in the area. Not to mention that 'sky scraper' type buildings are already impacting on the environment. We really do not need any additional impact on the already limited resources

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Silva

Address: 6 Hoveden Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is far too big, quite ugly and is it really necessary? It will add more traffic onto an already clogged system. It's one of those buildings that would look 'OK' for about 10 years and then hideous.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sharon Bass

Address: 1 Lisle Court Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is madness, Cricklewood is already struggling and cannot afford to have any more residents in this area.

How has this project been agreed, this is the first I have been informed of the planning and had I been given the opportunity before now I would have objected.

My GP surgery cannot see patients as it is. Resident parking is already nonexistent, this project will only cause more problems than what is already apparent in a struggling area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sumetra Mistry

Address: 51 Ashford Road London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys when the policy was written in 2019 (ie last year!) .

On page 11 of the document note this table:

Proposals for tall buildings will need to demonstrate:

- i. an active street frontage where appropriate
- ii. successful integration into the existing urban fabric
- iii. a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline
- iv. not cause harm to heritage assets and their setting
- v. that the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm.

All of which Montreaux development contravenes thus:

- i street frontage set back on embankment
- ii integration? In what way will these 25 and 17 storey buildings be integrated?

iii 25 storeys will be seen from miles away. The topography of the site is raised above ambient ground level which makes things worse.

iv the heritage is all low rise. The site was originally a railway siding, then a factory. The nearby shops are three or four storeys. The corner Co-Op site is to be nine storeys but measured from the lower ground level which only takes it to about two storeys above the current B & Q building.

v wind turbulence will increase. An experiment that we conducted by flying balloons was difficult in the lee of the B and Q, so 17 and 25 storey towers will make turbulence worse in even the lightest wind.

All of the example photos in the Barnet document do not exceed 15 storeys and some of the newer versions are considerably less. 1255 High Road Whetstone was always considered an aberration when it was built.

Nearby development in Brent (Ashford Road) is 9 storeys.

There has not been an integrated approach between Brent, Barnet and Camden council on this massive structure and plans.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nathalie Pease

Address: 21 Elsinore Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do the developers have no shame at all? They live in mansions surrounded by parkland and leave us to have our daily lives blighted by the sight of these ugly buildings, far too dense, far too tall, completely out of keeping with the neighbourhood. Cricklewood is in need of development because the housing stock is old and tired but this looks like it has been designed to maximise profits for the developers without any thought about the disastrous impact on the environment, in terms of pollution and over crowding. Services (GPs, schools) will be overstretched and traffic will be even worse than it already is near the Cricklewood station junction. Shame on Barnet for granting planning permission.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Anisha Tailor

Address: 14 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is too high. Not only is it ugly, the public transport in the area doesn't have capacity for it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Rodrigues-Ayers

Address: 27 Cairnfield Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development needs to be reconsidered after looking at the plans the building is not in keeping with the area the development will look totally out of place as it is too high it will tower high above the area

The development will impact on the local area due to the amount of traffic it will create in an area that is already flooded with traffic

It will also put increased pressure on local services already there are not enough in the area to support the current populace

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Kerslake

Address: 30 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this building proposal. I believe it will be a blight on the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr peter sander

Address: 73 the avenue london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:we do not need another highrise accommodation which will add to the congestion, the parking problems, noise and dirt, and litter.

AND we DO NEED THE B&Q rot he benefit of all os living in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Deborah Marazzi

Address: 123 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How can you build 2 enormous blocks of flats, when nothing is done to the infrastructure for the area. There are not enough schools, doctors surgeries, parking. Cricklewood is already a gridlock. This will make the roads impossible. There is so much building work going on, who are renting and buying these flats.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Lucas

Address: 4 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will dominate and devastate the locality - it is utterly disrespectful of the architecture of the area and has itself absolutely no architectural, aesthetic or cultural merit of its own.

The visual and ethical banality of this project underscore its central motive of providing a hefty profit to the developer, site owner Montreux - and possibly the local authority.

It provides no social/affordable housing for local inhabitants in a relatively low income neighbourhood and with a proposed 1100 new C3 flats will give high density, high rise - and probably cramped accommodation for up to 6000 people. It would be a disaster for the area and will be seen as the slums of the future as were/are many housing blocks from the 60's/70's/80's and the Banlieue in Paris.

Redevelopment of the area is fine - but for the better please not for the worse and certainly not just for profit

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Natalie Brim

Address: 18 Keyes rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys when the policy was written in 2019 (ie last year!) .

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iii 25 storeys will be seen from miles away. The topography of the site is raised above ambient ground level which makes things worse.

iv the heritage is all low rise. The site was originally a railway siding, then a factory. The nearby shops are three or four storeys. The corner Co-Op site is to be nine storeys but measured from the lower ground level which only takes it to about two storeys above the current B & Q building.

v wind turbulence will increase. An experiment that we conducted by flying balloons was difficult in the lee of the B and Q, so 17 and 25 storey towers will make turbulence worse in even the lightest wind.

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Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Susan Arnold

Address: 77 Chevening Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An eyesore for miles around and totally out of keeping with neighbouring housing. This is obviously yet another example of a council taking money from developers in order to get planning permission for buildings absolutely not required or wanted by people living in the area . All down to greedy developers as usual.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Adrienne Morris

Address: 57A Dartmouth Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally disagree with this scheme partly for aesthetic reasons - this will be a total eyesore.

Secondly the traffic in the area is already extremely heavy. the prospect of builders/suppliers lorries etc in the area for the next two or three years will place extra strain on a single carriageway road.

The extra cars coming onto the road once the development is complete, and parking in the area which is already very limited will make this whole area a no-go area.

I think it's an absolute disaster for all in Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Georgia Jones

Address: 4 Manstone Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I agree that the area needs redevelopment it is clearly evident that the proposed plans are not in keeping with the area. They dominate, are an eyesore & should not be as tall as they are. Equally if not more important is the fact that cricklewood infrastructure & services could not accommodate such a massive influx of people living in the area. Please please please reject this proposal - it's unconscionable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sophie Burton

Address: 49 Westcroft Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It looks like a monstrosity. It should be smaller.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr George Plumbly

Address: 18 Teignmouth Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Development is far too large for the site.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gokul Raju

Address: 20 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new flats will congest the area. There is already too much traffic here that it takes me 40 mins from claremont Broadway to home. Secondly it is out-of character with the area. I d rather have taxpayers money go into regenerating the high street.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Fogg

Address: 136 Victoria Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ugly, out of keeping for the area, too tall. Awful.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Martina Babinova

Address: 14 B high road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate design for the area. Already congested area without sufficient facilities. The high density of population will add extra pressure to already stretched and lacking services. The height of the proposed complex is disturbing and obstructing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Kent

Address: 9 Henson Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We now have barmy proposals on BOTH sides of the main road at once. Clearly both councils want life in Cricklewood - not to mention traffic - grind to a complete halt?!

This proposal is not in keeping with the area. Also fed up that our local B&Q has to be removed. The demands upon local infrastructure would be overwhelming if this development were to proceed.

I object in the strongest possible terms to this area being overloaded with unsuitable high rise properties. Please preserve the low-rise character of Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tanya Gallagher

Address: 131 Fordwych Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not in the best interest of Cricklewood and its residents .

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Lucas

Address: 4 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will dominate and devastate the locality - it is utterly disrespectful of the architecture of the area and has itself absolutely no architectural, aesthetic or cultural merit of its own.

The visual and ethical banality of this project underscore its central motive of providing a hefty profit to the developer, site owner Montreux - and possibly the local authority.

It provides no social/affordable housing for local inhabitants in a relatively low income neighbourhood and with a proposed 1100 new C3 flats will give high density, high rise - and probably cramped accommodation for up to 6000 people. It would be a disaster for the area and will be seen as the slums of the future as were/are many housing blocks from the 60's/70's/80's and the Banlieue in Paris.

Redevelopment of the area is fine - but for the better please not for the worse and certainly not just for profit!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jane Williams

Address: Anson Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It would be beneficial for there to be more restaurant/bar/shopping space on the lower floors, however there is no good reason why homes can not go there. London needs homes.

Objectors are nimbys.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Lucas

Address: 4 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will dominate and devastate the locality - it is utterly disrespectful of the architecture of the area and has itself absolutely no architectural, aesthetic or cultural merit of its own.

The visual and ethical banality of this project underscore its central motive of providing a hefty profit to the developer, site owner Montreux - and possibly the local authority.

It provides no social/affordable housing for local inhabitants in a relatively low income neighbourhood and with a proposed 1100 new C3 flats will give high density, high rise - and probably cramped accommodation for up to 6000 people. It would be a disaster for the area and will be seen as the slums of the future as were/are many housing blocks from the 60's/70's/80's and the Banlieue in Paris.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mai Morales

Address: 25 Gillingham road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I am appalled that the council or any private owned investor would consider such a project in the heart of any neighbourhood. The height of the towers and number of units Projected would not only overwhelm the logistics of Cricklewood, It would destroy any aesthetic value or view for the area. This can be seen from miles away . This will also have direct impact on the privacy of the neighbouring flats and houses , blocking any view of the skyline . The facilities in the area , being roads, transportation, shops and GPs would absolutely collapse under this level increased population density. This project will solely benefit the investors with no value added to anyone else. I would like to object to this Project unless it's significantly scaled down to match the common theme in the area with the highest building being 3 stories max .

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Selby

Address: 27 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is wholly incompatible with the surrounding neighbourhood by virtue of its size and style. The neighbourhood consists almost entirely of low-rise Victorian, Edwardian or 1920s / 1930s buildings; modern blocks of 16 to 25 storeys will completely dominate the skyline, not merely from nearby but also when viewed from streets hundreds of metres away, and will overshadow everything around them. While I have no problem with well-designed modern buildings in principle - indeed there are many around London which I admire - these blocks will clash badly with the local style of building, particularly at the massive size proposed.

The number of new occupancies will mean extra strain on local roads and public transport, which are already under pressure. Local parking is pretty much full already, so all the extra vehicles brought in by this development will seriously overload the area.

I therefore object to this development because it will be obtrusive and out of character with the existing streetscene, will have an adverse effect on local transport and parking for existing residents, and will spoil my visual amenity and consequent wellbeing through its intimidating, oppressive size.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Megan Abbott

Address: 41a Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this proposal.

The social infrastructure of the area will not support such a large development. Will there be more schools, GP surgeries, parks etc to meet the needs of so many more residents?

Not to mention the already awful traffic around Cricklewood will become worse - creating more pollution and dangerous driving.

The height of the proposed development is ridiculous and will tower above existing buildings, overlooking many nearby homes.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Manoj Chauhan

Address: Flat 9 Acer court 23 Sheldon road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A blight on the landscape, not in the character of the local area, no social housing, increased people and traffic pollution, anti social and criminal activity will increase because of this development. We lose what little green space we have - within 5 mins walking distance.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms DEBRA COLLIS

Address: 16 C , CHRISTCHURCH AVENUE Kilburn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Replacing these businesses for high density buildings, would be a terrible plan. Firstly, this is already a highly populated area with high traffic load along shoot up hill and the A5. I can hardly ever drive up here or take buses as it is so slow and even dangerous for me to cycle due to the concentration of traffic. B and Q is very useful for me to collect DIY stuff and it would be very inconvenient if it was closed down, like everything else. People want to move out of London, stop trying to overpopulate it with yet more High density projects. The infrastructure can't take it anymore. Pollution and air quality, lack of green spaces, quality of life, feeling of over whelming populated cities where there is a lack of community integration. Enough said . I vehemently do not support this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jacek Bielawski

Address: Flat 5 61 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood does not have the infrastructure to support this development.

Ugly, out of context, too tall.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Sánchez

Address: 5 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not only the residential buildings will be too tall and not in line with the height of the buildings in Cricklewood but it will also increase dramatically the number of people living in the area. This is already a very congested zone with a big amount of traffic and queues that would find hard to accommodate the increase in population numbers. The addition of the proposed plans would be detrimental to the neighbours making not only commuting and accessing transport and services such as school places and GP surgeries appointments more difficult but also compromising the air quality and increasing the noise pollution. As a resident in the area I do not see benefits that outweighs the disadvantages that the plans would bring to the residents and it seems to me this will only be beneficial to those making money from the development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shelley Saunders

Address: 15c Westbere Road West Hampstead London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: absolute eyesore, totally out of character with the neighbourhood in colour and height. increased traffic down Westbere Road and surrounding roads = increased pollution (building works will increase and post also cars from the 3000 new homes!). overstretched (already) local services, no social housing provision.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr REZAN CHOUDHURY

Address: 31 Jeymer Avenue Willesden Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I 100 % object to this development - we don't want any more housing developments taking place in this area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maria Skoutaridou

Address: 22 Claremont Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development with the buildings that would be so tall and ugly. This does not fit in the neighbourhood's character in Cricklewood and will make it look ugly and impersonal. We, as a community, are trying to preserve the traditional character of the place. We don't want looking outside our windows and the only thing we could see to be cement and bricks.

We won't be able to even see the sky, the sun, the moon because those tall buildings would be our view instead.

We want our children to still be able looking outside the window and seeing the sky. You cannot take this away from them just for profit.

Enough with the profit.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mariann Hart

Address: 40/A Lichfield Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood Will be more polluted noisy, full of extra cars and people. It will ruin the character of the town, and the building works will be extremely stressful And bad for the physical and mental health of residents .

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs carol Reynolds

Address: 8 Villiers Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Have considerations been made for extra water, sewerage, schools, doctors and traffic been made?

While understanding extra housing is being insisted upon by Government what about the existing residents?

The road closures all over the area are causing upset and concern with the extra pollution already being felt.

With the stress of the Covid infection being so high and the stress of all the building going on in the area is it sensible to put the residents under so much mental strain? The NHS is under tremendous pressure and coping at the moment, but where is the care and face to face consultations and when you get another 1100 families in such a small area the consequences will be dire.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Lord Marco Marasco

Address: 29 Strode Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No, no, no, no, traffic is unbearable enough, took me one hour to pass the traffic lights going into the Broadway, leave B&Q alone

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kerstin Rodgers

Address: flat one, 1 Saint Cuthberts Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unattractive, too tall, of no public use whatsoever.

Build a leisure centre. Build something useful to the public rather than private profit.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claire Hewitt

Address: 4A Coverdale Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The almost unanimous opinion of those living in the area is that the high rise is monstrous. Barnet has neglected Cricklewood for decades. One risks one's life crossing on the east junction of Edgware Road and Cricklewood lane and the area looks dismal, despite its elegant late Victorian boulevard and a grand hotel. Barnet now has the effrontery of foisting this hideously disproportionate building, an eyesore for generations to come with the developer's profits long gone.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matteo Fumagalli

Address: 30 Cranhurst Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object the named development for a number of reasons: the scale, number and size of buildings is excessive and completely out of synch with the neighbourhood.

This overdevelopment also, wouldn't provide satisfactory living conditions for future occupants as the amenity areas are too small, inadequate for future occupiers. I object because of the lack of outdoors amenity and play space (already minimal in the area), no contribution to off-site amenity and play space. I have serious concerns that plans do not provide the maximum viable amount of affordable housing.

However, my biggest concern is to do with traffic levels in Cricklewood; the area has seen a clear increase in traffic in the past few years which will now be exacerbated by the closure of Oaklands passage and other roads around Mora, Temple etc. Having such increase in number of inhabitants will completely congest the area to unliveable levels. This includes also concerns about traffic safety, including for pedestrians. Parking and access to public transport are also issues.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marion Geraghty

Address: 7 Larch Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate Glinsman

Address: 6 Mowbray road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is an eyesore and would overpopulate the local area and make congestion unbearable during the construction and once that many people are installed.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Evangeline McKeon

Address: 19 Balmacraig Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the lovely Victorian/Edwardian houses of Cricklewood, which are no more than 3 stories high.

There isn't the infrastructure in place to accommodate the occupants of the new tower blocks.

The traffic in Cricklewood is already gridlocked and this will make matters worse and finally it's just plain ugly.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Margaret Chambers

Address: 131 Cricklewood lane London LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need tower blocks build in this area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss S Osei

Address: Flat 8 Hall court 46 Oxhate gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Such a hideous eye sore that will put drains in the local community facilities. I do not know how this monstrosity can even be considered.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Charles Casey

Address: Blenheim Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like to understand why this building can justify being so significantly higher than the average building height. Obviously the developer has started with an outrageous proposal in the hope the building is granted permission at half the height, but even half would be x6 the average local building height. So I object to the height, eye saw, the fact it's not in keeping, it doesn't seem to offer any community value - nursery, education facilities, GP etc.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Abigail Vine

Address: Garden Flat 33 Chichele Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is just hideous.. no thought, no sensitivity to the skyline, no sensitivity to the neighbourhood. Just beyond imagination that anyone can think it's ok to build something so high and so ugly. I strongly object to this application

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Coverdale

Address: 39a London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not only is the proposed development out of keeping with the local neighborhood in terms of size and height, it will also create huge shadows, increase wind and ruin sky line.

They're also ugly and cheap looking and don't bring any aesthetic value to the area.

In the broader context does London really need yet more flats that Londoners neither want, need nor can afford?

Yet again it's a classic case of making developers wealthy at the expense of the local community and offers no real benefit in the short or long term for those that most need it in Cricklewood.

It is on this basis that I strongly object to this development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sabrina Parker

Address: 27b ash grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maria Vainella

Address: 99 Cleveland Gardens Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel the construction of these flats will add pressure to an already congested area. More cars, traffic, pressure on local schools and surgeries which are already oversubscribed. This will also increase pollution, the structure is not in keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Eloise Trippier

Address: 145 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is entry out of keeping the style of architecture in the area. It will be overbearing and will irreversibly change the character of the area. It will also stretch local resources to breaking point.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Yane Christensen

Address: 44 Mulgrave Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object

The area is too congested as it is and the buildings are out of keeping

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Leah Kalisky

Address: 23 Mark Twain drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Overbearing eyesore

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jane Sayers

Address: 21 Howard Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Apart from being a complete eyesore it will be a considerable overcrowding in the area. And during the pandemic we are currently in or any future pandemic, the amount of people would increase the risk for everyone.

It also does not fit in with rest of the layout

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Josephine Somers

Address: 140 Dollis Hill Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as this development is completely out of size for the Cricklewood Broadway area. It is oversized and out of place for the community and village feel that Cricklewood and its shops are known for.

The info structure of the roads in the area are already at capacity with the traffic build up of the M1 and A41 this would add pollution and more toxins to an area already over populated and that lacks schools, hospitals and GP centres. It would be a complete lack of respect to our community !

Please don't do it.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Callard

Address: 10 Cipher Court Flowers close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic around this area is already horrendous this would only increase it. Also why make it so high? People are scared of living in high rise flats now. I'm all for developing the area but this feels too high! Isn't 5 stories enough

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Geldart

Address: Flat B, 30 Dartmouth Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wholly out of character and scale for the area, the proposed development would loom over a huge area on the Brent/Barnet/Camden borders.

Further, there is no provision for social housing and no attempt whatsoever made at allowing for the inevitable large increase of pressure on local health, employment and social infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Singleton

Address: 14B High Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans I have seen are not suitable for this site.

- The proposed maximum height of 25 stories far exceeds anything that would be considered to be commensurate with the rest of the buildings in the local area. The towers, along with the large footprint of the total development is unduly obtrusive and detrimental to the the entire area.
- The height would involve privacy issues with views directly down into neighbourhood gardens within a very large area.
- The number of flats could mean around 3,000 extra residents and I don't believe that local services (e.g Doctor) are sufficient to handle that. Can the proposal contain what will be done to offset these increased impacts/needs?
- The buses that pass through Cricklewood are already often overcrowded. The intersection there is already a pinch point for bus commuters. How will the increased demand on busses be addressed?
- I am concerned about the roads there. There is no provision for the extra traffic that this will cause but also, and more importantly, it is near a very busy intersection that already has issues with pedestrians crossing (because the pedestrian lights for the two halves of the road don't sync and people rush across the whole road rather than stop halfway). This safety issue is only going to be exacerbated with so many new residents right next to the problem area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Mc Nulty

Address: 7 Cricklewood lane London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There no place in Cricklewood fo that planning. there no underground stations here the block flats that are there is very poor run . It's be come big drug town. It got so busy with police and ambulance that can cope of what going on .it don't need any more flats. It more money to council . They apply more flats but they still get half. Council got stop this

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen O'Sullivan

Address: 85 Ivy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development brings too many people in the area which is already extremely densely populated and the facilities to meet such demand are simply not here: there aren't enough GPs surgeries, Primary Schools, Secondary Schools, trains, buses, etc.

Despite the recent improvements to the junction near Cricklewood Station, the traffic in that area is terrible and introducing a development that large would make the area unliveable.

The proposed development is an eye-sore and is out of character in this area whose architecture is predominantly Victorian to 1930s and where the majority of surrounding buildings are no taller than two or three storeys.

The developer makes no commitment to social housing and no real commitment to affordable housing, bringing no benefit to this community or the rest of London.

The size of the proposed development is monstrous and overbearing and will scar the landscape for miles around.

Living in such a development with such small living units would be detrimental to the mental health of anyone living there.

This development cannot go ahead!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Conroy

Address: 105 Ivy Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is totally out of character and keeping with the rest of the area. The airspace will be severely impacted. It will add to already choccoblocked roads in the area, which in turn will add to travelling times for everyone and have detrimental effects on the health and wellbeing of the people who live and work in the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Greg Bird

Address: 85 Edward Road Croydon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is out of keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Iram Waheed

Address: 19 heber road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is very unfair on nearby residents. There is already overcrowding, over built up areas and traffic. The pollution is already extremely high in the area. It will cause more traffic and make it difficult for nearby children to get to school on time.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shirley Kurland

Address: 5 Aberdeen Rd Dollis Hill LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The high rise flats, are too high for a start, & don't fit in with the area.

B & q will go, this is a popular super store with everyone, I'm & it's very convenient to get there and get what I need.

Cricklewood already has a major traffic problem, with streets closing due to schools, for a cleaner polluted area.. This impact will cause more congestion.

There is a Coronavirus in this day and age.

I beg you to think your actions again.

There is a building site laying empty with shops knocked down nearly 18 months ago opposite the Beacon bingo Hall in Cricklewood, what's going on there??? More flats or a new B & q.....

The project is too high, many years ago high rise builds were knocked down.. Look what happened AT GRENFELL... RIP.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maria Barros

Address: 1A ebbsfleet road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sat 19 Sep 2020

I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys when the policy was written in 2019 (ie last year!) .

On page 11 of the document note this table:

Proposals for tall buildings will need to demonstrate:

- i. an active street frontage where appropriate
- ii. successful integration into the existing urban fabric
- iii. a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline
- iv. not cause harm to heritage assets and their setting
- v. that the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm.

All of which Montreaux development contravenes thus:

- i street frontage set back on embankment

ii integration? In what way will these 25 and 17 storey buildings be integrated?

iii 25 storeys will be seen from miles away. The topography of the site is raised above ambient ground level which makes things worse.

iv the heritage is all low rise. The site was originally a railway siding, then a factory. The nearby shops are three or four storeys. The corner Co-Op site is to be nine storeys but measured from the lower ground level which only takes it to about two storeys above the current B & Q building.

v wind turbulence will increase. An experiment that we conducted by flying balloons was difficult in the lee of the B and Q, so 17 and 25 storey towers will make turbulence worse in even the lightest wind.

All of the example photos in the Barnet document do not exceed 15 storeys and some of the newer versions are considerably less. 1255 High Road Whetstone was always considered an aberration when it was built.

Nearby development in Brent (Ashford Road) is 9 storeys

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Deco

Address: 35 Fleetwood Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is just much too big in an area already suffering from congestion.

Buildings this height will dominate the landscape and change the character of the area in a negative way.

The design is completely out of place with the Edwardian/Victorian housing stock around it and will lower the value of the surrounding houses and the area in general

We need imaginative solutions which will enhance the lives of community. This development will purely be oppressive, bringing nothing to the area in terms of resources, wildlife or cultural improvement.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr R A

Address: 85 Westcroft Close NW2 2RS LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This takes up too much space and ruins the skyline. I don't want to see massive tower blocks everywhere I go in Cricklewood. There are already flats near Virgin Active and that takes up loads of space. Furthermore these proposed flats will not include social housing or be available to be a council flat. They will massively reduce sunlight and areas like Kent Hall / B and Q play park / Westcroft park will be massively affected. I completely object the building of something that is so tall. I understand the need for housing however you should build something that is in keeping with the 3 floor housing in Cricklewood. Massive tower blocks like these will completely change Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Freedman

Address: Derwent 2 b Dartmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amount of new residents the buildings will house will put a strain on the local areas transport, shops, schools, medical centres.

The size and scale of proposed buildings is completely out of character of the area And will be overbearing on nearby houses.

The road is already a nightmare for traffic.

With the amount of flats proposed it's outrageous that there's no social housing included.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carrie Reiners

Address: 25 Elm Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is far too large for the area. Its size is out of character and will cause loss of light and views for local residents.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Reza Abedian

Address: 16a Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too tall, far too dense. How are all of these people going to get on the Thameslink during the morning commute? Where are they all going to park? I'm not against investment in Cricklewood, but with this is not in keeping with the rest of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tammy Stillwell

Address: 12 Lennox gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No development over 5-6 stories should be allowed.

Extra resource should be implemented for local improvement of cycling infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mash Haque

Address: 95 ELLESMERE ROAD LONDON LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This high rise development should have a floor restrictions no more than 5 stories tall , otherwise it will be an eyesore and block light to houses.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Leslie Stokes

Address: 9Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've lived in Cricklewood since 1978 and have witnessed many problems relating to increased traffic and parking problems. This development is completely inappropriate both in terms of its scale with associated impact on local infrastructure which won't be able to support it and also height and appearance which has no precedent in an area largely made up of 2 or 3 story buildings. The proposal also needs to be viewed in the context of the other developments around Brent Cross which will also create traffic management problems. There simply isn't the infrastructure to support these massive schemes. Living on the edge of three boroughs makes the area vulnerable to developments that would not be allowed elsewhere. Any potential benefits are outweighed by considerable problems that won't have any solutions.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bijan Sheibani

Address: 63 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is an eye sore and there are no plans for social housing in there.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Shipton

Address: 33 Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local infrastructure will not cope with the proposed number of new flats in this location. The traffic and pollution levels in the area are also already very high. The number of floors should be limited to a maximum of 5.

Furthermore the proposed height of these buildings will be an eyesore not in keeping with the surrounding area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Maurice Quirke

Address: 147 Fleetwood Road Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal due to the scale and height of the proposed buildings. They would significantly alter the skyline and the character of the neighbourhood.

The style of the proposed buildings is insensitive and out of character for the area. The proposal is for an overbearing development and constitutes overdevelopment of an already hard-pressed area.

The scale of development would place insupportable pressure on services and produce major worsening of existing traffic problems, ie congestion and lack of parking.

The increase in traffic would exacerbate pollution problems which the Council has a duty to ameliorate.

Far from making a contribution to community life it would make this significantly worse. It is greatly concerning that the council are considering a proposal that is so weak on community values. The council has a duty to protect community interests in the face of threats from the profit interests of private investors.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Wells

Address: 5 Thorverton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is completely out of keeping with the nature of our community. It will devastate peoples light, views and sense of space in homes and streets that they have resided in for many years. The buildings feel like giant bully buildings with no consideration for other aspects of town planning in Cricklewood. It is shameful.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Harriet Horn

Address: 48 Westcliff Whitstable

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm a former, long-term resident of this area and still return regularly to see friends and family. While it's clear that the area around b&q has long been in need of an update, this proposal is not only very ugly but also seems to do nothing to address chronic issues concerning a lack of affordable housing or the risk of increased pollution from additional traffic etc.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Genevieve Lipietz

Address: 38 Sarre Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:overwhelming, overbearing , not in keeping with the area. social housing?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Harriet Knight

Address: Toll House Bulbourne Tring

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a former long term resident I object to the scale of this development which is out of keeping with the existing buildings in the area. The images which show the development in place clearly illustrate the undue dominance of it in relation to everything else around it. Moreover, the lack of social housing, and lack of social infrastructure and amenities mean that the new residents will put an unsustainable burden on the local resources, gravely prejudicing current residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Wendy Tyrrell

Address: 18 Dawson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Are you trolling Cricklewood, Barnet? This whole development is preposterous in terms of its bulk, spread and density. 1500 new homes? Where are the new amenities to support upwards of 2500 new residents? Where are the school places? The doctors surgeries? The access to green space? The traffic levels in this part of Cricklewood are already off the scale. Just try getting from Mapesbury to Child's Hill any afternoon in a vehicle with four wheels. And this development does nothing to encourage more cycling or sustainable transportation. Imagine the number of new delivery vans that will now be trying to service those 2500 new residents. Since they can't park there themselves, many will have home grocery deliveries. It's going to be an utter nightmare. And what about the look of the thing? It is so out of keeping with our two and three storey housing stock that it's laughable. 25 storeys? The people living to the north of the development might as well pave over their gardens now, given the amount of shadow this will cast.

The plot does need development, sure - that car park was always underused - but it does not need something on this massive scale. This is just greed on the part of the developer.

And there is not one single unit given over to social housing. The 'affordable housing units' are the bare minimum. It's utterly shocking, and not what Cricklewood needs right now. I strongly, vehemently object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Clive Ackroyd

Address: Mark Twain Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: In principle it's a good development but as per usual it's putting too much on the one site to cram as many people in as possible and raise as much revenue as possible without adequate consideration for increase in traffic etc. In an already grid-locked area.

Finally; why don't these architects be more imaginative and create an iconic building that will be admired for generations instead of building more boring flats like all the other cliches in London??!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Barbara Mansour

Address: 17 Caddington Road Flat 1 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Who thought this was a good idea? I'm actually in shock looking at the developer's application and can only assume they put this forward in the assumed knowledge that it would be rejected, expecting to have some revised, equally unacceptable, application accepted. Towers like this in our area are so out of keeping with the rest of the stock as to be ridiculous. However what is really unacceptable is the lack of affordable housing in what is not an affluent area. The B&Q site is currently a waste of much needed space, but space which imho should predominantly be given over to affordable housing. This plan, if only for the lack of affordable housing, should be rejected out of hand

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dominic Lane

Address: Flat 11 Oman Court Oman Avenue Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object this development. This would be terrible for our town, we do not have the infrastructure for this many new homes. Our roads are already too busy and we have limited school spaces and GPs are already too full in the area. This new development would cripple our current health, education and local services. It would also destroy the town's aesthetics, and destroy our skyline. Not to mention the concerns it will bring around extra pollution. I would suggest you rethink this development and make a more modest plan to increase some housing and additional services within the site.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Angelika Trumpp

Address: Purley avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is completely over the top. The existing infrastructure does not support it. Have you planned for any more roads to support the extra traffic? I should think not. It also does not fit in with the area .

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms C Davies

Address: 115 Westcroft Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object this development & feel that this will destroy our Cricklewood community.

It is completely out of keeping with existing properties nearby due to its height & sheer number of towers. It is massively out of character with our neighborhood & an excessive overdevelopment. This area does not need 1100 flats in gigantic towers.

Due to the excessive heights of the towers, especially the tallest tower, the development will cause loss of light to neighbouring buildings & overlook other homes causing loss of privacy.

A great concern for me & my family is that this development will impact on highway safety & further restrict road access. Cricklewood lane is a single lane road either way which is already jam packed 830am - 10 & 15:00 - 18/1900. Emergency service vehicles already struggle to access these streets when responding to emergencies. Adding additional traffic to these already stretched highways will undoubtedly impact upon highway safety & restrict road access to nearby arterial roads.

This development proposal is excessive, overdeveloped & a danger to our neighborhood, community & our children.

I highly object to this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Hannah Simms

Address: 23 A Claremont Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal. The blocks in the artists impression are overpowering to the local area and an eye sore. I don't feel that the area needs 1100 new flats.

I am concerned that the local area doesn't have the space, amenities and facilities to accommodate such a large addition of traffic, Cricklewood Broadway, Claremont Road and Cricklewood Lane are already gridlocked for several hours every day and as a pedestrian I worry about safety on the roads and for school children.

The development will block the light and outlook of nearby streets, Lichfield Road and Ash Grove in particular.

I appreciate that housing is a better use of space than the current car park, however the buildings do not need to be as large and dense as is proposed, not to mention the fact that there is no social housing planned.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs J Rego

Address: Westcroft close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: That construction is gonna cause lots of problems, overbearing e so Many tower blocks, definitely is gonna be overhelming, which already is and is gonna get worse. Overdevelopment , crowded , not safe for the railway, traffic already really bad and is gonna get worse. Also more pollution. Very bad for cricklewood residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Vince Rodriguez

Address: 41 Cheviot Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Like hundreds of others I can hardly believe the developers have the audacity to propose this monstrosity in Victorian Cricklewood. There is no precedent for building towers on a such a huge scale in an already crowded area and the blocks will cause significant detriment to the neighbourhood being out of character and far too high.

Let them develop three story blocks by all means but not this nonsense.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Kane

Address: 146 Walm Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The number of storeys in some of the towers is obscene. Completely overbearing. Will be visible from practically everywhere in a two mile radius.

The infrastructure of the area can not cope with an extra 3000 homes at this density.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Merrily Kemble

Address: Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this building proposal for the following reasons; The number of homes proposed are too many for local infrastructure and amenities to cope with e.g doctor's surgeries, schools, libraries, baby clinics.

The height of the blocks is not in keeping with the area and will dominate the skyline for miles and oppress the nearby surrounds.

Nearby shopping streets ie. Cricklewood Broadway and Lane, will become dark and windy.

There would be a significant reduction in natural light to a large number of people's homes and gardens, including my own, damaging mental health, wildlife and nature.

There is no social housing which the area badly needs.

The units are small and cramped and each block is too close to each other.

The proposed green spaces between blocks and the areas around them will become wind tunnels and be heavily shaded and therefore cold.

Traffic levels are already very high locally and this will increase, causing even more congestion and pollution.

The area is already about to undergo significant building works which disrupts lives and this scheme will be going on for ten years which is far too long.

Drains will not cope with the number of new homes.

There will be a significant reduction to parking facilities for shoppers, meaning fewer people will be able to shop here, affecting local businesses.

What if there's another train derailment on that side of the bridge?

What about the safety issues and standards of high rise buildings given the Grenfell Tower disaster and how will the Fire service access flats nearest the rail lines?

All in all this proposal smacks of greed by the developers and a complete lack of empathy for the residents and the character of the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeremy Seigal

Address: 30 Hocroft Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development as it is too massive and overbearing for the neighbourhood. The local area is low rise so why are tower blocks of up to 25 storeys being considered. They would also be overwhelming in scale, dominating the skyline.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Naomi Rose

Address: 56a Gondar gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The design is horrendous. Please do not approve

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mallesa Bellot

Address: 109 Marley walk London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will completely ruin our local area. We already have a high number of residents living here as it is so the fact that this huge development is even being considered boggles my mind. B&q, the coop and the other local stores that will be affected are great additions to our area and we will now be forced to go further afield for basic DIY or if we wanted to pop out to the shops. This is all money scheming with no thought or care about how it will affect those of us who have been living here our entire lives. In addition to this, the fact that not even one of these apartments is going to be for social tenants only further proves that this is solely for money purposes. It is sad and unfortunate to know that in these difficult times, adding more crowds to an already over crowded area, simply for the want of money, is what is being prioritised.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joseph Tweg

Address: 56 Raleigh Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Such aggressive architecture is oppressive to the local community on every level. The scale dominates the local landscape and places overwhelming burdens on the local infrastructure

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development as it is too massive and overbearing for the neighbourhood. The local area is low rise so why are ugly tower blocks of up to 25 storeys even being considered? They would also be too overwhelming in scale and blight the open skyline.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Francoise Andre

Address: 59 Chambers Lane Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully support the need for extra housing. However, the scale, number and size of buildings is totally out of character with the surrounding buildings.

The high density of this proposed development will have a terrible effect on the already crowded (loads of traffic jams) roads. With an huge increase in traffic levels, traffic safety, including the affected pedestrians for the busy shopping area of Cricklewood.

I do not believe that the area can cope with so many flats being built in a concentrated area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Michelle Ferguson

Address: 92 Greenfield Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the proposed development will be overbearing and not in keeping with the surrounding area. Pollution and congestion will increase, in an already congested neighbourhood. There does not appear to be a provision for social housing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Montgomerys

Address: 16 Howard Close Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:None of this benefits me or my neighbours and will be a sore sight to look at

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Charlotte Paice

Address: Brent terrace Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building is THE MOST disgustingly ugly building I've ever seen

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Leigh Caldwell

Address: Lessing Building Heritage Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: London clearly needs more housing. And it needs more high-quality housing in mixed-use developments, especially with an increasing trend towards working from home. Anyone who has recently bought, or tried to buy, a property in northwest London knows that there is a shortage of good quality houses and a corresponding inflation in prices.

London also benefits from more people. More residents mean more viewpoints, more diversity, more ideas and more economic contribution to our society. All of this, while true of the city as a whole, is also true of its individual neighbourhoods.

I (and other family members) live nearby to this development and I believe it will be a welcome addition to the community. 1100 new properties will create more high quality living space for thousands of people. A more open and publicly accessible environment at street level will be a great improvement on the current private retail facility and the large car park taking up underutilised space.

Of course more people will mean more demand on local amenities, and so the council should be mindful of partnership with the private sector to attract such amenities; and should consider expedited approval of new commercial and public sector facilities to complement the new development.

I have no relationship to the developer or any direct interest except as a local resident who looks forward to seeing further investment and modernisation of our neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Bernette Oliva

Address: 15 jade close Brent cross

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolute monstrosity of a building . Totally does not fit in with the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Divya Thaker

Address: Lyndale Lyndale Lodge London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern

I have no general objection with housing in general and the plethora of apartments in the area as most are visually pretty but I have no words for this new development!! It is frankly going to be an eye soar and I'm shocked that this design concept has even been approved. It is understandable most residents are not happy as it is wayyyy too tall and really won't be a pleasant addition to the area. I urge you to reconsider this very bleak stark boring and huge building design. Surely your design team can come up with something that doesn't resemble Lego bricks? Way too tall and Terrible to look at to summarise.

This coming from someone who never replies to issues like this.

Kind regard

Divya

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tom Collier

Address: 38 Swanell Way London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an eyesore and will ruin the area for no good whatsoever. There isn't even any social housing. Object object object!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Siobhan O Connor

Address: 43 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of character with the whole neighbourhood; the scale and size of the buildings will tower over all others on the Broadway. 5 floors might work, 15 floors is not in keeping with the area and will change the perspective and outlook.

Traffic levels in the area are already high, this will bring even more in, clogging up the roads and creating danger to pedestrians.

The construction of these large buildings will be a nuisance in the area - the noise, the dust, the pollution, the construction vehicles. Cricklewood will be in disarray for years if this project goes ahead.

I've lived in Cricklewood for 40 years and so disappointed that this is what is going up. It was such a shame years ago when the dance hall was taken down and the site left empty. I had high hopes for a development that would be in keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Morales

Address: 25 Gillingham Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This size/height of the properties will impede the sunlight getting to my property.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Esti Kalisky

Address: 128 Midlothian house London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to due to-

Scale, number and size of buildings

Design

Traffic levels

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Munther Oraha

Address: 17 greenfield gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi, I live very close by the site and already the traffic in the area is so congested that to cross cricklwood lane needs some times 10 to 15 minutes so if this project got the go ahead you are talking closure of the area for years as this is a colossal project (building a mini city)on our door step,in addition we are going to loss a shopping centre facility which all the area is in need,so I object to the project.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms A Dwek

Address: Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object in the strongest possible terms to the construction of any high rise buildings in Cricklewood and specifically, on the proposed site,

This is a RESIDENTIAL AREA and we do not want high rise monstrosities as a blight on our area.

there has been a lot of new development but none have proposed to build high rises in our midst.

This is not the City of London, this is CRICKLEWOOD.

So I say NO to your proposals

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katey Jackson

Address: 40 Keyes road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be a terrible eyesore for the community and will put immense pressure on surrounding services

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marilyn Kirby

Address: 281C Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: That development is way too high for Cricklewood. It would be a looming presence and stick out in a bad way to the rest of the local area. Developments should be suitable for the area they're built in and not just what an architect thinks looks good or right. It would make Cricklewood less attractive a place to live not more attractive. Why can't a development be built to suit the surrounding areas. It definitely shouldn't be more than twice the height of all the buildings in the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fred Phipps

Address: 4a Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Monstrous scale of development which will wreck the social scale of Cricklewood. Proposals for this development are disgraceful. Awful that planners can assume that locals should tolerate such out of scale housing which will have no social housing to offer.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Wilder

Address: 20 farm ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrendous.. please consider all the residents who already live here. This is NOT at all in keeping with the surrounding area..Cricklewood lane is already a nightmare to drive down. This proposal is extremely dense. Schools and Drs will be overwhelmed.

Thank you. SW

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms E Gowran

Address: Chevening Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would be a massive overdevelopment that potentially wouldn't provide satisfactory living conditions for future occupants due to density, lack of outdoor amenities, such as gardens and play spaces, and the strain on local services that an increase in population of this size would incur.

It would be damaging to the local character because the design doesn't fit the area and the bulk of the building would simply be overwhelming. The proposed height is ridiculous. A potential eyesore, visible from far and wide, it would be unduly obtrusive and detrimental, resulting in loss of outlook from many nearby properties.

It fails to provide the maximum viable amount of affordable housing.

The amenity areas would be too small and inadequate for future occupiers.

There would be inadequate parking and such a large increase in population in a small area would have a harmful impact on highway safety and free flow.

A huge increase on local transport services, not to mention the sewage system.

No undertaking re carbon off-setting or zero CO2 emissions.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Grace Kamel

Address: 83 Cotswold Gardens Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan will disturb and destroy the area by look and over stretching with such dense building. Please don't kill the area!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sara Harrison

Address: 73 Fitzjohn Avenue Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will cause chaos and the height and number of units are too great

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Stacey Galer

Address: 133 westcroft close Londkn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not in keeping with our area at all!! I would see this monstrosity from my garden and wish to keep the lovely view of the trees and sun not a 25 story new build!!

This build does nothing for the residents of cricklewood instead it will cause more parking issues which are already a problem.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lauren Wainwright

Address: 42 Priory Road Flat 3 LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The number of flats will create more traffic around an already over contested area of Cricklewood. During rush hour and during school drop of and pick ups there will be even more traffic, and with so many local schools, this will be dangerous for local children. The effect on local pollution also is also a concern to the health of local citizens.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs samia k

Address: 11 Aberdeen Road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrible looking development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Theresa Quentmeier

Address: 12a crediton hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It would cause even more traffic and chaos!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dean Myles

Address: 41a Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning application will further increase congestion in the immediate area. The roads are already busy with traffic and the near public transport links are usually overcrowded.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Teri Purcell

Address: Flat 23 Debham Court Pinemartin Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale/size of the proposed buildings is totally inappropriate for the area and will be a blot from all around! Traffic is already horrendous here and not just in the rush hour. There are not enough facilities for families such as schools etc and the work on Claremont school will not be enough to create those spaces! And finally there is absolutely ZERO social housing proposed which for this area is just ridiculous!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Izabela Sieminska

Address: 16 Tindall Close Harold Wood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a teacher in a nearby primary school, I believe the new establishment will affect traffic and crime level in the area. Public transport is already at its fullest capacity here and any increase in residents will make this area impossible to live in. I lived in the area for 12 years and only moved a few months ago. However, I still work in Cricklewood and I believe my commute to work will be badly affected as well.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Rebecca Stanley

Address: Flat 9 Orchid Court 171 Granville Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planned development as I am of the view that:

- 1) the proposed tower blocks are not at all in keeping with the existing properties in the area, the sheer size of the proposed towers is overbearing and overwhelming
- 2) the development provides no social housing for a socially deprived area
- 3) the proposed tower blocks will dominate the sky line and limit daylight for homes already in the area - restricted day light can have a significant detrimental effect on peoples physical and emotional wellbeing
- 4) the development will add significant traffic and put huge strain on the roads and existing congestion in the area
- 5) the existing public transport system in the area is unable to support such a large increase in volume of people
- 6) there is little to no capacity for doctors and dentists in the area to support such a large increase in volume of people

I believe that this development will be detrimental to the health, wellbeing and functioning of the existing neighbours of NW2. The impact will be far and wide due to already congested roads and public transport systems, affecting people as far as Golders green and Brent cross. Public services in the area cannot cope with such a large influx of people to the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Sally Neaves

Address: Flat 21 Electric House 298 Willesden lane london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is not inline with the surround area where properties are currently only 3 stories high.

The area is already unable to cope with traffic and there are only two options to 'cross/go under' the train line and this would flood an already strained infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Alice Molnar

Address: 187 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I and my family, object to the plan of building a one thousand and one hundred flats. Obviously that has to be built with space for a thousand and hundred cars. The traffic in this area already tremendous! We do not need more!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr neil davidson

Address: 99 greenfield gardens london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this is a totally inappropriate building for the area. The proposed height of the building will dominate the area of 2 and 3 storey buildings. There is already an overload of traffic congestion in the area and i object in the strongest terms to this terrible eyesore in our area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr James Harrison

Address: 73 Fitzjohn Avenue Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is entirely out of keeping with the area, and will overstretch local resources, as well as causing long term traffic chaos.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophie Mills

Address: Flat 51, Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear planning team,

Whilst I am excited by the prospects of development in the Cricklewood area - including the B&Q site - I am concerned by the current plans.

First, a building of 25 stories on this site would be significantly taller than anything else in the area, it would be an eyesore, tower way above all buildings in the locality and cast shadows over the 3 boroughs in which the district lies and beyond.

Secondly, I am worried about the increased pressures on the local public transport infrastructure. Over 1000 new dwellings in the area would cause untold bottlenecks at Cricklewood station and on local bus routes, particularly during peak times.

Sophie

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Eleanor Gaunt

Address: Calle Rabanal Del Camino 15 Madrid

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the size of these buildings, it will cause over population in an already densely populated area. This area needs support in existing properties and shops, not building more.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Concetta Preller

Address: 40 Lyndhurst Gdbs London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The structure will overshadow the area and cause additional congestion and traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marti Queralt Jarne

Address: Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed height of the towers and number of dwellings at the B&Q site are a huge concern to residents in the area. 25 storey towers with a total of 1,000 flats is totally out of place with the character of not only the Cricklewood neighbourhood but that of the whole of Barnet and surrounding boroughs.

Additionally the increase of homes in the neighbourhood will place a huge strain on public services such as trains, health care and traffic. How will the networks possibly cope?

The height of the towers and number of dwellings need to be revised significantly to ensure this development is viable with the infrastructure and character of Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Miwako Moseman

Address: 9 gaydon Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lucy Jeeves

Address: 123 Westcroft close Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolute monstrosity!!

Not in keeping with the rest of Cricklewood.

As a resident of Cricklewood I cannot fathom how there is any thought of building ANYTHING when Cricklewood is already over populated, over run and there is not enough amenities to cope with the people already living here.

Recently there was a burst water pipe practically on the site you wish to build on.... this caused absolute mayhem as there was temporary traffic lights so the work men could do their job. The queuing traffic was backed up in all 4 directions from this point (under the bridge) For the whole duration the men was there working, and a simply 5 minute journey was taking over an hour. As a resident of a small close, our "small close" became a rat run for this backed up traffic an our children was compromised. The speed limit for our road was totally ignored and cars was speeding through the close to try and beat the traffic on the main road just behind the houses. This will become the new normal if the build should go ahead, as Cricklewood Lane, Claremont road, Lichfield road, Edgware Road and Chichele road are THE MAIN ROADS INTO CRICKLEWOOD I cannot see how having this many new resident s is plausible when there is simply no room as it is! We have limited doctors surgeries, schools and not to mention there is nowhere to park in Cricklewood as it is never mind when there is a potential new influx of people and vehicles. There are no plans for social housing in this build. which leads me to think who would actually BUY a FLAT in Cricklewood. And to have this many built would be pure insanity.

I pray this build is thought about with the greatest detail

Regards

A terrified resident of Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tricia Sweeney

Address: 28 Kingsmere Park Kingsbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally unsafe, does nobody learn from all the deaths in these blocks

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Chris Mclellan

Address: 24 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This area desperately needs development - so in that sense *some* kind of scheme here would be welcomed but please please not high density high rise. The height of the proposed towers is completely out of character with this neighbourhood and completely unprecedented. This area is already extremely busy, there is not enough education or medical provision and there are no parking spaces. In addition the proposed towers dominate the landscape. Please reconsider!!!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dan Curtis

Address: Flat 22, Coleby house 2 woodley Crescent Barnet

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings are far too high for this location, and will block light, and ruin the feel of Cricklewood itself. This will ruin the Broadway

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Christopher Hammond

Address: 93A Ivy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The proposed development will be an absolute disaster for the Cricklewood area. In such a built-up area, the open sky near Cricklewood Lane is a real godsend. The proposed development wouldn't provide satisfactory living conditions for future occupants and ruin the local character of the area.

With the high-density nature of the development, Cricklewood would be overwhelmed and facilities stressed to breaking point: there are no plans for additional shopping or leisure facilities or new schools. Demolishing the B and Q would also affect the area negatively. This retail centre brings much needed business to the area and provides jobs and income.

I also note that there are no plans for social housing in the development, so it is unclear who this development will benefit. Certainly, bringing this many people to the area will increase the risk of crime in the area.

In addition, the development is entirely out of character with the area. 2 or 3 level buildings are the normal in Cricklewood, with the proposed development. This would be detrimental to the character and appearance of the street scene and wider locality as well as causing a loss of light and privacy for all those beneath the tower blocks.

There would also be inadequate parking provided, with more traffic in the area and a harmful impact on highway safety and free flow. Cricklewood Lane is busy at the best of times; as acknowledged by your own planning officers when they widened the Cricklewood Lane crossroad by the train station. Traffic and pedestrian safety would also be far worse.

I would imagine that not consulting with Brent and Camden Councils is also illegal, as those boroughs and those residents will be affected.

In conclusion, it is clear that the proposed development is entirely inappropriate for the area and I object in the strongest manner possible.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rob Tomkinson

Address: 90D Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely inappropriate to our low-rise area, and will overlook the privacy of all the gardens in the area.

It is absolutely hideous !

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shyama Perera

Address: 51 Cranhurst Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm completely in favour of building new homes on the B&Q site as the need for housing, particularly social housing, in Barnet, is pressing, but to erect tower blocks in an area of low rise housing is not just out of keeping with the design and the nature of the area, but changes the outlook and the growth of the community in the area forever - this at a time when families are moving into Cricklewood and giving it a new lease of life. Clearly blocks are easier and more economical to build, but there is a large difference between blocks (as on Clitterhouse Road) and towers. Barnet Council, please reject this application and ask the developers to rethink the layout to fit with what is already there, rather than break it up with an unremitting and unmissably bleak series of tower blocks (look at Colindale - a weird and uneasy mix of ridiculously tall towers which are inwards looking with their own infrastructures, and an ignored and impoverished local community living in small houses).

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maggie Groome

Address: 31 marnham ave Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely disagree with this proposal, it's not only an eyesore, but completely out of character for the area. I own a flat here and would never of brought in this area should I of known these disgusting plans were in place.

I've lived in cricklewood all my life, and my mum was born here, this is not what anyone who lives or owns property here would want.

I will leave the area should it go ahead.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Silverman

Address: 33 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have studied the application and would wish to lodge an objection as I consider this would constitute a significant over development of the site which will have a detrimental effect on the local area. It proposes high rise blocks in an area of established low rise housing. The site is within a suburban residential area, but a central city site, The pressure on housing in the area is for family houses not for high rise apartments. This proposal does little if anything to address that requirement. The significantly increased density similarly is inappropriate and will generate additional strain on local facilities such as medical centres and transport services. The road junction immediately adjacent to the site often fails to cope with the level of traffic. Planners may also wish to take into account the additional housing which is being generated by the major Cricklewood/Brent Cross development which may negate the need for this scheme. Visually the proposal would be totally overbearing on the immediate vicinity. In summary it is the wrong type of development for the site in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Oliver Seymour

Address: 23a Claremont Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a 24 year old professional living on Claremont Road. I moved here two years ago and have enjoyed living here very much. This new development will be a complete eyesore, and totally out of keeping with the rest of the area. We need social housing, not properties like this and certainly not tower blocks. Really disappointed to hear of these developments and I will not recommend friends to move here should they go ahead.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maria Adiseshiah

Address: Richborough Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development for the following reasons:

I believe it will damage the local character of the area because the size, siting, bulk, density and design will be out of character and detrimental to the character and appearance of the streetscene and wider locality of Cricklewood.

I believe the noise and disturbance, loss of residential and visual amenity, the size and development the footprint, massing and width constitutes overdevelopment and will be unduly obtrusive and detrimental to the area.

The planned towers would appear overbearing and result in loss of outlook and privacy of existing residents.

The planning for parking is inadequate, the harmful impact on highway safety and the free flow of traffic will adversely impact on the already heavily congested A5, a main arterial route into London.

The plans do not provide the maximum viable amount of affordable housing.

There is inadequate outdoor amenity and play space for the residents, and no contribution to off-site amenity and play space instead.

Perhaps most importantly there is no undertaking re carbon off-setting or zero CO2 emissions in the size, scale and design of this development.

The Covid-19 pandemic will alter the way Londoners work, travel and where they choose to live. Many more people will be working from their homes and not travelling into the city or the west end to work and shop. Who will choose to live and raise a family in a high-rise, high-density tower block when they could have space and clean air outside London? Even if a vaccine is identified

and taken up by sufficient numbers many employers, including the NHS and many companies in the city, have seen the efficacy and value of home-based working. This includes the reduction in commuting time and carbon emissions, financial savings on rented office space and the improvement in the work/life balance and productivity of their employees. Is the council confident that this plan is still what London needs post Covid-19?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Piara Begum

Address: FLAT 6, VICTORIA MANSIONS SUMATRA ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will bring more traffic to an already busy area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Callan

Address: Pound Lane Willesden

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As somebody who passes through the Cricklewood area on a daily basis and find it already as it is overcrowded and built up. Adding extra high rise buildings will only congest the area even more.

I OBJECT to this proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Ghulam Ditta

Address: Olive Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Its outrageous that such an application should even be considered.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jill Cantor

Address: 8 Riffel Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development would almost be a joke if it were not so dreadful. Whoever thought putting skyscraper flats, densely packed together, in a residential area like Cricklewood, was a good idea? Where are the school places, where are the GP surgeries, where is all the additional infrastructure needed to come from? Quite apart from the fact that the appearance of these buildings is so unattractive. By all means, if B&Q is going, use the land for housing, but on a far more appealing, low rise, well spaced and reasonable basis. Who is going to buy these flats? I'd like to bet it will be landlords who don't care about their tenants as long as the rents keep rolling in.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Wilkinson

Address: 21 Dawson road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not enough infrastructure in local area in support the size of this development

Not on keeping with the rest of the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carla Sateriale

Address: 38 Dairyman Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a property owner in Cricklewood I can attest that there are currently a glut of flats in the area overflowing with families as there are insufficient homes in the area suitable for families. Granting planning permission for yet another 1000 flats would be a poor commercial decision and would make Cricklewood less, not more desirable.

Coronavirus has demonstrated the invaluable role that greenspace plays in allowing a community to flourish. This proposal may have made some sense before Covid, however now it is clear that piling several thousand more residents into flats with scant greenspace will simply turn the heart of Cricklewood into a slum.

Moreover, 1000 new residential units would inevitably result in more need for schools, surgeries, busses and trains which are unlikely to materialise given the austerity this countries will likely face post-covid. This is to say nothing of the horrendous traffic jams which will result from enabling more residents to bring cars to the area.

I urge the council to consider the changing market demand for housing in light of Covid. We will most likely live with this disease for years to come so we should ensure our communities can adapt to this future and are not guided by the outmoded "growth for growth's sake" mindset which reached a tipping point before the virus struck.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Janina Glover

Address: 12 Westcroft Way London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object against the proposed buildings on grounds of scale, number and size of buildings which is totally not in keeping with central Cricklewood.

I object furthermore on the grounds of traffic, which is already congesting during rush hour into the surrounding neighbourhoods and up to Hendon Way and Finchley Road.

Traffic safety will become even more of an issue with all the schools in the area (primary and secondary) as will noise and pollution levels especially when the traffic is moving very slowly.

Also, during rush hour it is difficult enough right now for emergency vehicles to get through and will be impossible if the traffic increases further - which effectively cuts us residents off from emergency response from police, fire brigade and ambulances.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Iftexhar Ahmed

Address: 61larch road 61larch road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's all ready so congested area and you are planning to build so many flats in very small area and virus continuing and it's out of sort for Cricklewood such high rise development outrageous totally object it ni benefit anybody congestion misery to follow its choke block in the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Wendy Sinclair

Address: 5 Gillingham road Gillingham Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst understanding the need for more housing in London (preferably social housing) this new proposition is horrendous!!

The sheer scale of it dwarfs all the surrounding areas and looks overwhelming. No way do we need 25+storey buildings - they have been proved not to work anyway (causing mental health issues; horrible to live in; not enough access to the outside and very difficult to rear children in them)- They are being demolished all over London anyway. So why are we being subjected to this?? The whole area is regularly grid locked with too much traffic; schools, doctors etc will be overwhelmed. I most strongly object to this project.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Kathryn Tilley

Address: 56 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application because of overdevelopment that wouldn't provide satisfactory living conditions for future occupants. Loss of a family house, damaging the local character. The size, siting, bulk and design is out of character with the surrounding area. It is

detrimental to the character and appearance of the street scene and wider locality.

Due to noise and disturbance, loss of residential and visual amenity. Size, footprint, massing and width ... overdevelopment, unduly obtrusive and detrimental. It would appear overbearing and result in loss of outlook.

Existing amenity areas are too small, inadequate for future occupiers.

height, massing, siting, scale and density ... overdevelopment ... detrimental

inadequate parking, harmful impact on highway safety and free flow.

does not provide the maximum viable amount of affordable housing.

Inadequate outdoor amenity and play space, no contribution to off-site amenity and play space either.

No undertaking re carbon off-setting or zero CO2 emissions

Size, scale and design

size and siting ... overbearing appearance.

Increased risk of crime

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate Tilley

Address: 56 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

overdevelopment that wouldn't provide satisfactory living conditions for future occupants

loss of a family house, damaging the local character

size, siting, bulk and design out of character

detrimental to the character and appearance of the streetscene and wider locality

noise and disturbance, loss of residential and visual amenity

size, footprint, massing and width ... overdevelopment, unduly obtrusive and detrimental

would appear overbearing and result in loss of outlook

amenity areas too small, inadequate for future occupiers

height, massing, siting, scale and density ... overdevelopment ... detrimental

inadequate parking, harmful impact on highway safety and free flow

does not provide the maximum viable amount of affordable housing

inadequate outdoor amenity and play space, no contribution to off-site amenity and play space
either

no undertaking re carbon off-setting or zero CO2 emissions

size, scale and design

size and siting ... overbearing appearance ... loss of privacy.

Increase rates of crime

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Harry Hopkinson

Address: 38 Dairyman Close Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Cricklewood needs more houses not more flats. A 25 storey building will dwarf the surrounding area and reduce green space and light.

In addition 25+storey buildings - have been proved not to work anyway (causing mental health issues being and very difficult to rear children in them).

There is also nowhere near enough infrastructure in place to support this, we need more medical centres and schools as it is. This scheme is badly thought out and would damage the area.

This scheme should be rejected, Cricklewood needs family housing and social infrastructure like medical centres and schools, not a Grenfell style block of flats.

This will blight Barnet council and create additional problems for the borough by over-cramming and reducing the liveability of families in Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lawrence Nelson

Address: 93a St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is overbearing and will ruin the look of our local community.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shereen Toner

Address: 120A Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a travesty. Stop building flats, there is no way this can happen!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Jones

Address: 54 Melrose Avenue Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over development for this area.

Traffic problems which are already excessive in this area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Yugin

Address: 2 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to lodge an objection on the following grounds:

Housing Requirement: over development of the site providing flats rather than family friendly housing, which is what is needed in the area. The area is mainly suburban residential. I note there is also no social housing in the proposal.

Traffic Levels: the junction at Cricklewood Lane and the A5 is already often unable to handle the volume of traffic, as is the wider area in general.

Design & Appearance: nothing in the area comes close to the size, bulk and footprint of these proposed buildings. They are totally inappropriate for the area, damaging the local character of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Annicka Terry

Address: 2 Dawlish Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal.

The plan to build such high tower blocks is out of line with the surrounding area and with recent planning consent for 9 storeys which, for 1-13 Cricklewood Lane, was deemed by Barnet to be appropriate as a precedent for future developments.

It seems that this scheme is a dramatic overdevelopment and hence will dominate in a negative way the local area, both visually and potentially by putting a strain on local healthcare and public services.

There is nothing above 9 storeys in Cricklewood, which seems more appropriate given the local dominating lower level residential architecture.

The shadow of the buildings would have a detrimental effect on local areas.

I am of course not opposed in principle to developing this site and creating more housing. It would be good to see this reduced to a more in-keeping scale and to include social housing within the proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Mandelbaum

Address: 169 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development has buildings which are much too high and inappropriate for the area. While creation of new housing is the right objective, the buildings should fit much better into the neighbouring landscape and the proposed height would make them an eyesore visible from far around. I strenuously object and hope that planning for the current proposal will not be granted.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr S Pethe

Address: 75 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have the following concerns with this development:

1. Impact on public amenities, in particular road traffic (Cricklewood Lane is already very busy), parking (1000 flats with only 100 parking spaces assumes a level of car ownership that is likely to be exceeded), demand on GP surgeries and local schools
2. The scale and size of this development is completely out of character for the area. The tower blocks will also dwarf anything in the vicinity - being visible for miles

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms S Nerdrum

Address: 6 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate overdevelopment of this site.

The height of the buildings is completely out of character with the surrounding area.

The influx of the proposed number of people will overload local transport, doctors' surgeries and schools.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Page

Address: 56c Chichele Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: They are too high and should not be allowed. There isn't the infrastructure for that many more people in the neighbourhood too

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hemal Trivedy

Address: Flat 4, 159 Walm Lane Willesden Green

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application.

Such high tower blocks are over development with nothing as high in the surrounding area. In addition the experience of people living in high tower blocks are generally poor. The recent pandemic has proved the importance of not having high density housing with little or no outside space.

Please do not approve this application. Decent housing is needed but this does not fit the bill. A maximum height of 9 or 10 storeys with greater square footage per flat with a dedicated, decent sized, private outdoor space for each flat.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs MARION JOSEPH

Address: 68 TEIGNMOUTH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object the proposed development for the following reasons:

- the scale is completely out of character and proportion
- no social housing
- the strain on local infrastructure and facilities

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Debbie McCormack

Address: Flat 1, 16, St Gabriel's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposals are vast, the blocks far too high. 25 storeys is a sky scraper. Monstrous. Housing is already dense in this area, and more at this scale in this site a very poor idea. The roads around this area are already absolutely choc a block. The idea there would be thousands more people coming and going from here is overwhelming and almost frightening. A proposal of this scale cannot go ahead. I also wonder if in this climate, this scale of housing is actually needed. Once covid has settled, it may well be the case there are hundreds of flats in London that won't sell.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Werner Prall

Address: 61 Riffel Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal since it seems excessively large. It would totally overwhelm our neighbourhood both optically and in terms of the services available to residents. I object also to the lack of green space envisaged and the absence of any provision for social housing. This is overkill and has only one motive in mind - profit for the developers. No thanks.

Dr Werner Prall

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Joseph

Address: 68 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object the proposed development for the following reasons:

It is completely out of keeping with existing properties nearby due to its height & sheer number of towers.

It is completely out of character with the neighborhood.

We do not have the infrastructure for this many new homes. Our roads are already too busy and we have limited school spaces and GPs are already too full in the area. This new development would damage our current health, education and local services.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carol Reeman

Address: 26A Langton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys when the policy was written in 2019.

Should not the tall building have a successful integration into the existing urban fabric? The skyline? Will they fit in with the early 1900's style homes in the area?

Will these skyscrapers have an potential microclimate effect the existing levels of comfort in the public realm? Has wind turbulence been taken into account for such tall buildings?

Nearby development in Brent (Ashford/Temple Rd) is 9 storeys. The 25 storey buildings are not in keeping of the area, also the size, footprint, massing and width ... overdevelopment, unduly obtrusive and detrimental to the area. It is overbearing and in fact overwhelming, dominating the Cricklewood skyline and cutting daylight.

I do not see extra schools, GP's offices and infrastructure needed to support so many extra people living in the area.

There is inadequate parking which will have a harmful impact on highway safety and free flow.

Parking is already congested for the Barnet residents in the area. It will also have consequences on the neighbouring borough of Brent which will soon have shorter operational hours for parking. Their patrols are less rigorous than Barnet's and can see potential of poorly parked cars and blocked roads.

There is no social housing which is appalling for a build of this proportion not to have any. And with so many potential people moving in, there is concern about crime. And how much more can the neighbourhood take with the 1,000's of people living across the street with crime?

Concerns on traffic levels & increased pedestrian safety on the pavement as well as COVID-19 safety issues. The bus stops are already packed with people, how will it accommodate the 1000's who will be moving into the area?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Nicky Falconer

Address: 4 Gardiner Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale and height of the development is overbearing and will overwhelm the centre of Cricklewood. The skyline will be dominated by the development and it will negatively impact all neighbouring residential streets. The density of residential properties contained within the development will bring with it an enormous increase in traffic in an already heavily polluted and traffic heavy neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nikos Makris

Address: 41 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because this development seems destined to overwhelm local services. The development should make more allowances for Residents Parking and there should be an expansion of roads that serve this crucial area rather than overwhelming it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Susan Harrison

Address: Flat 2 26 Mapesbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a thoroughly ill thought out development. In an already densely populated what are these planners thinking? Another 1,100, possibly even more, residents in an area which is badly serviced.

The buildings itself are a complete eyesore and threatening a lack of privacy to any nearby surrounding residences. Other new developments have been built which are much more pleasing to the area however what is planned will turn the area into another 'council estate' nightmare.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Peter Bugeja-Lane

Address: Flat 11 Oman Court, Oman Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned that this development will negatively impact local services - as we already do not have enough GP services, schools, etc. While I am not against developing Cricklewood, I think that this development doesn't aesthetically compliment the area and creates a strain on services rather than creating new services or enhancing existing ones. As a Cricklewood resident, I am very concerned that this development will impact us - the community (one I am very much active in) - in a negative way, as it is a development that is focused on quantity without any consideration for the quality of life of both current and future residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Frederic Fulton

Address: Flat 3 141 Walm Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This is an extremely congested area as it is. Traffic is regularly gridlocked at that crossroads, and this ugly development will only exacerbate the problem. A few extra shops, which we don't need, don't make up for hundreds and hundreds of extra residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Tracy Power

Address: 50a Chichele road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We cannot have more blocks of flats added to an already over populated area. The traffic is already ridiculous to the point where I cannot even access my driveway. I live on Chichele Road in Cricklewood and feel that this would impact my life negatively, I am worried about the air pollution and extra cars on the road. Safety of my children going to school. They have the right to breath fresh air. We have the right to be able to live peacefully in this area and not have to worry constantly about traffic and air quality

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alexander Smith

Address: 143 walm lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a greedy over sized development out of proportion to the area and its amenities

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Michelle Roach

Address: 38 Brent Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this construction which will bring more traffic into the area. These buildings will dominate the community and spoil the overall look of what is such a small space.

At the moment the infrastructure within Cricklewood cannot cope, with burst water mains due to ageing Victorian pipework and sewage system and regular electricity blackouts.

With the new Brent Cross regeneration, additional train station and new flats this will bring more households with more traffic which Cricklewood currently is unable to sustain.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maggie Chambers

Address: 66 Dartmouth Rd, London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why in the world are you bringing more people into Barnet? And ruining the environment at the same time. Boris Johnson has a commitment to developing the north of England and that is where housing is affordable and where people will go once there are jobs. These blocks will be white elephants in 20 years time and local people will be enduring the hideous disruption, noise and traffic of the building work, the overcrowding of roads, schools, medical practices all for nothing.

Barnet need to build a skatepark and allotments on the site to improve the quality of life for existing residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Kermisch

Address: 32 Mapesbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed buildings that are earmarked for the new development. In particular, the height of the buildings are all completely unacceptable. The height beyond 8-9 stories maximum is just completely unmatched in recent times or compared to anything in the area. Additionally, the height then accentuates the overall facade which is also completely out of character for the area.

All the tall buildings will represent an eyesore and will adversely affect the neighbourhood as well as all domestic residential house values for miles around.

This whole development has absolutely NO social or local benefit and will only cause increases in traffic and congestion also.

The developer must be severely limited in its ambitions even if approved.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gail Foord

Address: 171 Melrose Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too dense and high

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate Giles

Address: 29 Dean Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too intense for the transport routes adjacent to it and overwhelms the lower skyline of all properties in the neighbourhood. There is also no low cost housing planned which is what is required in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs susan rose

Address: 216A Walm Lane LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to scale of proposal, which contradicts Barnet's own planning guidelines. It will cause chaos to traffic in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rosalind Wright

Address: 17 Rowdon Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I very strongly object to this proposed development which is totally out of keeping with the size and nature of the surrounding housing and shops. Its size and height will overwhelm the neighbourhood and be a real eyesore. Not only that, but the high density nature of the development will cause traffic chaos and overwhelm local amenities such as scoops, shops, and leisure and medical facilities.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mike Reeman

Address: 26A Langton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application as the height of the building, 25 storeys, is out of keeping with what is currently in the area. A realistic 8-9 storey would be in line with other similar height buildings. We do not want another Grenfell.

100 parking spaces for 1000 people is concerning as it will impact the local neighbourhood and adjoining borough of Brent. I am concerned with traffic problems as they are now because on Sunday cars already block the roads parking on the single yellows blocking buses from coming through. I can only imagine what it would be like with 1000-3000 people living in the area who weren't lucky enough to get a parking place in their building. Utter chaos on the streets.

Same with the sidewalks with so many more people traversing it - where is the Covid -19 safety?

I am also concerned with the lack of infrastructure to support up to 3000 people in this area. Please rethink the height of the building in this project. 8-9 storey would be more manageable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Hannah Ahmed

Address: 147a Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very disappointed and concerned that so many housing units are being planned to be erected in what is an already highly congested area. Traffic, pollution and a huge strain on already limited resources will be the result if this goes ahead. I am also very concerned that the proposal is for blocks 25 storeys high and that a tiny portion are designated 'social housing'. I am very opposed to this particular plan and hope it can be greatly revised.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Nicky Gould

Address: 156 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are no high rises larger than 6 stories around the area and this should remain the same as it affects light and the views around the area. I come past this area every day for my kid's school and the traffic is horrendous as it is and this development will cause an eyesore and gridlock to the roads which will cause more pollution so it is a lose-lose!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret Mann

Address: 109 Chatsworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too dominant in the area. It will look ridiculous even from our house in Chatsworth Road. It may well be a white elephant. Since the pandemic, people no longer wish to live in flats such as this with so little green space nearby.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jamie Gaw

Address: 8 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the Railway Terraces Conservation Area and strongly object to this application.

- The important views in and out of the terraces to which the Railway Terraces Conservation Area Character Appraisal refers will be destroyed if the development is visible in the terraces. A 25 storey tower block and other very tall buildings of 15, 16, 17, 18 storeys looming over the terraces will destroy 'the great sense of perspective within the area created through a combination of strong horizontal building lines, uninterrupted views through open areas and from the gentle change in levels towards the north-west'.

- The 25 storey and other clusters of very tall tower blocks in the proposed development will be visible in the Railway Terraces Conservation Area where my family and I live, and will have a hugely detrimental impact upon the area.

- The clusters of tower blocks in the proposed development will be seen above the roofline of the terraces.

- The extremely tall towers will destroy the long views of the terraces.

- The cottages were built on a north south axis following the railway, not east to west. The side of the terraces that faces B&Q therefore gets only half a day of sunlight. A 20% loss of sunlight is

very significant if your home/garden only gets sunshine for half a day.

- There will be loss of sunlight and skyline in Kara Way playground, which our young daughter uses.
- The architecture in Cricklewood is predominantly Victorian and Edwardian (2 to 4 storeys). The development proposes one block of 25 storeys and clusters of very tall buildings of 15, 16, 17 and 18 storeys. There are no very tall buildings in Cricklewood.
- 1,100 housing units will equate to some 3,000 or more new residents. This will put enormous pressure on local services, which are already stretched eg GP's, transport, leisure facilities, etc.
- There will be a huge increase in traffic in an already very polluted and congested area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Augustine Docx

Address: 8 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the Railway Terraces Conservation Area and strongly object to this application.

- The important views in and out of the terraces to which the Railway Terraces Conservation Area Character Appraisal refers will be destroyed if the development is visible in the terraces. A 25 storey tower block and other very tall buildings of 15, 16, 17, 18 storeys looming over the terraces will destroy 'the great sense of perspective within the area created through a combination of strong horizontal building lines, uninterrupted views through open areas and from the gentle change in levels towards the north-west'.

- The 25 storey and other clusters of very tall tower blocks in the proposed development will be visible in the Railway Terraces Conservation Area where my family and I live, and will have a hugely detrimental impact upon the area.

- The clusters of tower blocks in the proposed development will be seen above the roofline of the terraces.

- The extremely tall towers will destroy the long views of the terraces.

- The cottages were built on a north south axis following the railway, not east to west. The side of the terraces that faces B&Q therefore gets only half a day of sunlight. A 20% loss of sunlight is

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- There will be loss of sunlight and skyline in Kara Way playground, which our young daughter uses.
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- 1,100 housing units will equate to some 3,000 or more new residents. This will put enormous pressure on local services, which are already stretched eg GP's, transport, leisure facilities, etc.
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Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms vera lovinger

Address: 110 Dartmouth Road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You'd be well advised to consider John B Calhoun's experiments between 1952 and 1962. His work has been used to illustrate societal collapse due to high density. It demonstrated the effects of high density on human behaviour.

I object to the above planning application on the following grounds:

1)

I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys.

2)

Your plan to build 17, 19 and 25 story buildings at the B@Q site is, in my view, poorly thought out. Apart from being aesthetically unappealing, the proposed architecture is far removed from that of the residential neighbouring properties.

3)

Your plan would bring about higher traffic congestion and therefore greater pollution levels in the already highly polluted and congested area.

4)

Currently, the area has inadequate educational provision for children, from local nurseries to schools. With additional 1100 residential units, where will the additional population of children attend nurseries and schools?

5)

Currently there is a shortage of GP surgeries in the area. Where will the additional families find GP surgeries to register with?

I strongly opposed this planning application.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss ZAINAB ADIL

Address: 28 EBBSFLEET ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a very bad idea. It is not in keeping with the architecture or feel of Cricklewood, and as a young person who lives here, I do not want to see my area turn into something that is only for profit, and not for the needs of the people. I grew up in this area, and it would be heartbreaking to see the needs of the common people of this place to be bashed into pieces. The gentrification will change the heart and feel of this area, and will be detrimental for the people and businesses who live here.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Pamela Adams

Address: 35 chiltern gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development breaches the height restrictions for the area. Most developments are 2-3 stories high. The traffic congestion on Cricklewood Lane is near breaking point adding to this weak infrastructure will cause residents innumerable problems. Where Are the Public facilities ie doctor, schools to accommodate this mass of people. Please reconsider this planning application for a more modest development which will still yield the developer a considerable amount of money as there seems. I social housing as part of the scheme.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Katy Hatton

Address: 56 Dairyman Close Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings are far too high.

I've no objection to the idea of improving the area but this will not.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Vaughan

Address: 6 Hoveden Road Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings will be an eyesore and so much higher than the surroundings.

The number of houses and families that will be brought into the area will make the crime far worse - just by statistics.

Traffic will be appalling - made worse by the recent changes to local traffic flow.

The already crowded public transport system will be stretched.

We will lose a valuable local DIY store meaning we'll increase the pollution, traffic, by having to drive to the next shop.

The development is so large that in the short term all the local residents will suffer with pollution (we already have asthma in the house), noise, traffic and I can see absolutely no gain once it has been completed.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Josephine Barrett

Address: 239 cricklewood Broadway London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood can not cope with anymore flats. There is no more doctors schools dentist or other public services being built.

The roads also can not cope with anymore car on them

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Giuseppina Solinas

Address: 43 Howard Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I just wonder whether Barnet council and the developers conducted a feasibility study analysing and assessing the impact of such increase in footfall on the existing infrastructure, showing pitfalls and benefits, strengths and weaknesses, detailing which consultants reported on this, what will positively support sustainability and what will need investment to be able to cater to such a higher incidence?

Where is this report published? Is there any or it was agreed to increase such additional footfall of residents in the area without ascertaining the impact on the existing infrastructure and community?

I think all local residents would want to know the answer to this point.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rita Mills

Address: Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans for this development would NOT be beneficial to the area. The infrastructure would not be able to cope, the traffic and subsequent pollution would disproportionately outweigh any advantage.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Samar Syed

Address: 21 Dawson Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Buildings not in keeping with the area. Overlooking many properties. Taking light away. Not enough infrastructure to support increase in people and car traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sam Bellman

Address: 94 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a massive high density tower block in an area which already has huge congestion problems and a lack of infrastructure.

It will completely change the character of the area, overshadowing homes for miles around.

It's clearly an "ask for something ridiculous, then compromise on something also ridiculous like you're being reasonable" tactic, so also don't let them get away with then proposing a mere 10 story tall tower or something. This whole project needs to be gutted in size or rejected.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sharon Chevin

Address: 3 Haversham Lodge Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I TOTALLY OBJECT to Tower Blocks being built on this site.... it will clog up the whole of Cricklewood Lane and Willesden Green and will make living here a HORRIBLE nightmare. The traffic will be horrendous - the building work will take years and cause chaos and the air quality in the area will be even worse than it is now with huge traffic jams caused all around the area, not just when they are being built but once they are occupied. We can't possibly deal with that amount of properties in this area.

Tower blocks should not be allowed to be built anywhere much less in an area that is already over crowded. It will make living here unbearable and awful and the whole area is just starting to get much better.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kerry E. G. Harding

Address: 4 Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too big, too dense, too many people will be living there. Traffic will not cope. Out of style for neighbourhood which is mainly 2 and 3 storey buildings. It will put a strain on local services like health and schools.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catherine Abecassis

Address: Pantiles Lyndlae London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will be an overwhelming and overbearing blight on the landscape and is entirely out of keeping with the local area, which already feels rather claustrophobic. My family has used the shops which will be destroyed for many years and we continue to use them to this day - we will need to drive much further to find shops similar to B&Q which is very useful and always busy. Since the development is not planned to include social housing it cannot be said to contribute to the greater good in any way.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Judith Ruback

Address: 51 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale and mass of this development is completely out of keeping with the local environment and will be a blight on the neighbourhood. The effect on the already congested roads will be unmanageable.

The local infrastructure as far as schools and doctors cannot support such high density population.

The buildings proposed are ugly, unimaginative and with not enough green space or trees or play areas for children.

All in all the development is completely out of keeping with well-designed and well thought-out planning. Added to that, there is not enough social housing in the plans.

A thoroughly rotten money-making scheme which will only benefit the developers and offer nothing but a huge blot on the local landscape and to the local people.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard O'Sullivan

Address: 85 Ivy Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The site plainly needs to be developed and currently represents a poor use of valuable inner suburban London land.

The current proposal has two significant flaws:

- 1.
2. Cricklewood Lane & A5 already represent a traffic bottleneck that this scheme of 1000 units does nothing to address. Any residential development to the site should include a further or increased access to

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard O'Sullivan

Address: 85 Ivy Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The site plainly needs to be developed and currently represents a poor use of valuable inner suburban London land.

The current proposal has two significant flaws:

1. The proposed height at up to 25 Storeys is so vastly disproportionate to the surrounding architecture that the site will radically change the character of an area which is predominately low rise (less than 5 storeys). There are no tower blocks in the Cricklewood area (there are in Brent Cross, near the North Circular) the tallest nearby building being no more than 6 storeys. The proposed height of this building is more than 3 times that of anything else in the neighbourhood. It is completely inappropriate in terms of scale.
2. Cricklewood Lane & A5 already represent a traffic bottleneck that this scheme of 1000 units does nothing to address. Any residential development to the site should include a further or increased access to Claremont Road to reduce bottlenecking.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Faulkner

Address: 19 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am extremely worried about this proposed development and lodge my objections in the strongest terms, as follows:

- The proposed 25 storey and other tall towers in the development will destroy the views within the Railway Terraces where I live and dominate the skyline.
- The tall towers would cause a loss of 20% sunlight in the houses directly facing the development; this is significant as these houses already only receive half a day of sunlight.
- The 25 storey tower would loom right over the Terraces and the rest of Cricklewood and would be completely out of character and inappropriate in this area, where the majority of buildings are 2-3 storeys high.
- The development would set a dangerous precedent for future developments in Cricklewood if it is allowed to go ahead as proposed.
- 1,100 new flats would mean approx. 3,000 new residents: Cricklewood's schools, GP surgeries and dentists are already over-subscribed. What kind of strain will the additional demand from c.3,000 new residents put on the already stretched existing services?
- This development as proposed would lead to a huge increase in traffic and pollution in an already congested and polluted area; I note that there is no parking proposed for residents on the site (apart from disabled).

This development has not been properly thought through in terms of the detrimental impact it will

have on the quality of life of Cricklewood's residents and the future health of our children, and the long-term damage it will do to our communities and already stretched public services. Or to look at it with a cynical eye, these matters are of no interest at all to developers. The question is whether they are of any interest to Barnet Council.

As residents, many of whom have lived here for generations, we are strongly opposed to this proposal and will do all we can to ensure the height of these towers is reduced to a level in keeping with the rest of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Eaton

Address: 47 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the scale of the proposed development. The blocks are oversized and will dominate the surrounding area.

The addition of the proposed number of housing units will lead to increased traffic congestion (in an already congested area), and add to pressure on schools and health services.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jane Butterfield

Address: 17 Windmill Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to the development of tall tower blocks on this site, as they are completely out of keeping with the rest of the local area. They would literally be a blot on the landscape, dominating the skyline and cutting daylight to the surroundings. I appreciate housing is required, but this should be of more modest height (up to six stories perhaps) and should also include social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Aenne Chene

Address: 28 Mapesbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is going to be far too high and big for the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss clare Maxwell-Huson

Address: 7 Meredith Avenue london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already busy and with this number of proposed apartments it will be overwhelmed- losing the village atmosphere that it enjoys now.

The proposed buildings are far too tall and totally out of keeping with the rest of the neighbourhood. At present Cricklewood has low houses of 2/4 storeys and the proposed apartment blocks will be overwhelming, and will dominate the whole area.

There are a proposed 1100 new flats but no social housing.

Are these flats for rent or to be purchased?

Where is the demand for all these apartments? Is it for local people or for foreign investors?

How will the area cope with the demand on services, local amenities and schools?

How will the area cope with this number of new inhabitants and the traffic that this will produce. the traffic is already congested and this will obviously only make it worse.

So although I can appreciate that some apartments on the site of the car park could be positive the scale of this proposal is way, way too big..... and is totally out of keeping with the area.

I STRONGLY OBJECT TO THIS PROPOSAL.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rachel Chu

Address: 43 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 16, 17, 18, 19 and 25 storeys is so far out of keeping with the rest of Cricklewood which generally sits at 2 to 3 storeys that I suspect this is an application to test the waters and is not serious at all. Development should be responsible and consider the surrounding architecture and residents. This application does neither.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Regan Andrew

Address: 3 Midland Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am strongly opposed to this planning application.

The plan to build such high density housing in an already overpopulated area is deeply concerning. The buildings will cast huge shadows over the entire area, will disrupt wind, negatively impact the protected views from Railway Terraces conservation area (where I live), and will put an unbearable strain on local amenities and transport.

There have already been several large scale planning applications put forward and some approved in this area, which have also been of concern. However, this application goes far beyond any prior applications in Cricklewood and will destroy the protected views from our conservation area. I am restricted from damaging these views by using the wrong roofing materials, but these developers could potentially be allowed to do something that has a far worse impact. It is a hugely offensive proposal - one rule for some (ie. rich developers) and another for the rest of us.

The buildings would also be completely out of character for the entire area. There are no equivalent buildings in the area and the local planning policies stated that such large towers are not permitted in Cricklewood. Page 31 of Barnett's Tall Buildings Update, states that buildings up to 14 stories could be appropriate in Cricklewood (which also seems excessively large to me); however, nowhere does it state that towers as large as the ones proposed would be appropriate in this area. The closest they are allowed is in Brent Cross South, which is over a mile away,

My primary concern though is the huge increase in population size in the area. With 1,100 new homes in the area, we could see a population increase of 3,000 people. However, our roads are already at breaking point and are frequently coming to a complete standstill, particularly on Saturdays. We don't have many options for transport here and are very dependent on buses, but these are already full.

Please reject this application in its entirety.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Camilla Flecha

Address: 7, Meredith Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Height (up to 25 storeys) and density of the proposed buildings are not in keeping with the surrounding area of mainly 2 and 3 storey buildings. This will mean they have an overwhelming impact on the area both visually and in terms of local amenities/facilities, traffic and transport.

Who are the 1100 new flats for? Does this reflect the housing need in this area? Why has the requirement for social housing to be included not been upheld? If they are to be for rent, will these be affordable?

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kelly Chappel

Address: 56c Chichele Road London, NW2 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Norma Nicholson

Address: 65 melrose avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development of buildings is too tall compared to the rest of the area and too big. There is nothing as tall as the development planned in the area and it will be visible from many points of the area spoiling for ever views. Cricklewood lane is already always heavily congested now, what will it become when so many more resident will try to enter by car cricklewood lane? Have you thought of deviating the traffic to claremont drive with an over rail track bridge?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Mradula Vohra

Address: 109 Fleetwood Road Dollis Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The main reason is that there are two shops next to B&Q this means that there will be more job losses. Which in there be more people claiming benefits which you will have to pay them. As I walked down near the site there are so houses been built in Barnet council. As a result there will be leaving there that will cause them complaining about air pollution. Plus the shop owners will lose all there business. Instead of building flats look after the pavements as I fallen down I have also seen elderly people fall down and they were seriously injured.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Kriss

Address: 5 Thorverton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Totally out of keeping with the rest of the local buildings and neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Al-Hadi Ali

Address: 41 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have moved out of Kings Cross City for the high rise towers to a small country side area with no towers.

This is going to be covering the entire Cricklewood area and further.

It's not okay to build whatever you feel is lucrative and for the future development for this area.

Development are sometimes good and sometimes really bad.

Pls stop this instantly. I reside in Galsworthy Road with my two boys and a disabled wife. We have only lived here for a bit of peace but you are going to cover up the full beauty of this area by some ugly plastic cheap material buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Hamida Mundiya

Address: 46 larch road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is an eye sore and will make the congestion on the residents of the area even more difficult to manage in terms of waste, traffic and all sorts of other problems associated with such densely populated buildings. Completely out of character of the area in terms of high rises on the area. Residents have not been considered and I totally object to such a development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Zoe Ruddock

Address: Leehigh Cardy Rd Hemel Hempstead

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very disappointed that this development is planned for an already overcrowded area, with little thought of the impact on the neighbourhood as a whole and its resources.

Additionally this development does not offer social housing in an area that needs this more than most. After the events of this year it is clear that housing developments need green space and room to move, and this is not taken into consideration in an already highly urbanised area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Conor Mcbrearty

Address: 8 Oxgate Gardens Dolis Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development as a father of two small children as these blocks will be overbearing and have a terrible impact on the traffic, air pollution and a loss of light to the local area. This is a gross over development which is out of character with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms SARA ALEXANDER

Address: 10 GREENFIELD GARDENS LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this is a horrendous plan for a small, congested part of the area. The skyline will spread shade/darkness over the whole area and will not blend in or compliment what is already there. I am frankly shocked that Barnet would even consider this. The Brent Cross regeneration should not look monstrous but feed the community in many ways; cultural, financial, social. This plan fits in to none of the aforementioned.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lisa Kane

Address: 40 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Kane

Address: 135 Wakemans hill avenue Kingsbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Going to destroy the character of the area.

Far to many dwellings and much to high for Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophie Walsh

Address: Staverton road Willesden London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development of more residential units will put further strain on the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Louise Allen

Address: 49 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the area and use Cricklewood Lane regularly. This development is way too big and completely out of character for the area. It dominates the skyline in a bad way.

The design and appearance are ugly and will cut daylight to all nearby.

The monstrosity will be seen for miles all over.

The traffic in the area is bad at the best of times. This development will make the area and surrounding area impossible to drive in. Buses struggle in the area as the roads are not big enough - they roads cannot accommodate any more traffic. Pollution is bad and this will make it worse.

With over 1000 new flats the local facilities will not be able to cope. They are already at breaking point.

It seems to go against everything the local conservation areas stand for.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sinead Kane

Address: 65 Cornwall road Ruislip

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many residential properties in the area. Will not cope with additional traffic caused by so many new residents in the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jane Scott

Address: 1 Meredith avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of the tower blocks is totally inappropriate for the local area and would overwhelm everything else within a radius of several miles. There is no provision for any social housing which is desperately needed in the area. There are inadequate school places and not enough GP surgeries to service that number of dwellings. The A5 is already a congested traffic route and adding that density of building will bring chaos to the local area. Both during construction and also built with the extra traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Angela Sikka

Address: 76 Dewsbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of this development is astronomically disproportionate to the local environment. The majority of buildings in the immediate surrounding areas are two and three storey, with the bulk being residential terraces. The impact on light levels for many residents is huge.

Local facilities and infrastructure are not prepared for such a large addition to the population. I strongly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Arie Gilbert

Address: 84 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although it is a shame that local shops will be going I support the owners of the site to development this in to housing. However I object to this on three grounds:

1. The height of the proposed buildings is completely ridiculous. The idea that these buildings should be higher than the surrounding areas is not right. Anything higher than probably 4-6 floors should be rejected. At these sorts of heights they will stick out for miles by themselves and are completely out of the keeping of the area
 2. Cricklewood Lane is a major bottleneck and continuously backs up. Developing this huge site on the Cricklewood Lane area will massively impact this. If as part of the development at the far side they built another connecting road on to Claremont Road then this could massively help the existing traffic and dramatically improve the impact of this development - and probably be a net benefit to the areas traffic
 3. I have not had time to read the documents but understand from others that this does not include significant council/ affordable housing. If this is the case this clearly needs to be looked at - as there is more than ample space to ringfence a part of the site
- Happy to discuss these through if anyone would like.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Teresa Krajewska

Address: 5 Hsmilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size and concentration of the proposed development is far too big for the area, in practical terms and aesthetically. It is aimed at off shore buy to let investors, and not aimed at meeting local housing needs. This is yet another example of Barnet council's contempt for its bordering neighbour, Brent.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Maclean

Address: 2 Sneyd road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development will look out of place for Cricklewood. The proposed buildings are far too high and will be an eye sore.

You just have to be a local to already see the congestion in the area with traffic to see that even more pollution will be bad for people's general health.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms sam carter

Address: flat 6 108 salisbury road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the size, mainly the height of these developments, this is a residential area and those blocks are massive and overbearing for the area, not in keeping at all.

And also the fact that there is no social housing or council housing or affordable housing incorporated into this scheme.

I've lived in Brent for 26 years and there is still no way I can afford to buy myself a home.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Douglas Melbourne

Address: 28 Lechmere Road Willesden

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development looks ostentatious and will not blend into the Cricklewood layout. The B&Q land is big enough to make something lower.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Camella Kingsley

Address: 15 Greenfield Garden Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The overcrowding and the disruption such a large scale building being proposed will cause to this area of Cricklewood, will be very disruptive and destructive to the neighbourhood. I kindly ask you to preserve my neighbourhood from such large scale high rise buildings. We have not the parking spaces or the greenfield to accommodate such large amount of extra residents. Thanks for taking time to consider my comments.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jacqueline Bindi

Address: 59 Dairyman Close Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although aware that more housing is needed in London, I fail to understand why such huge apartment blocks are being considered in the area presently occupied by B&Q. Cricklewood area is already 'swamped' by traffic, and the roads around the area can hardly be considered wide, the traffic along Claremont Road and Cricklewood Lane is already atrocious and has become worse since I purchased my apartment 21 years ago. If these blocks of apartments are approved the situation will be diabolical and that whole area will likely become a nightmare for people trying to get to work. We know there will be extra station(s) but more people will undoubtedly use their own transport for getting to work. Wouldn't it be more appropriate to get people OUT of the London area rather than entice them INTO London? Some time ago builders and Councils were apparently making an effort to encourage people to leave London, has this exercise already been discarded? Think again!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Valerie Foltz

Address: 10 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This new development will be an eyesore for a start as it is out of keeping with the 2-3 storey buildings. No social housing is proposed! This high density would overwhelm not only Cricklewood but it's near neighbour Camden, Brent... The Cricklewood Broadway area is constantly traffic jammed, this will create more chaos, more noise and air pollution, more people therefore more cars! and more people! We live in a peaceful neighbourhood and want to keep it that way! So No no one wants this atrocity of buildings in our neighbourhood!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Reena O

Address: 80 Galsworthy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I STRONGLY OBJECT to this development on the following grounds.

1. Density: It's too dense for such a small site. I understand the need for housing, but building up is not the answer. 1100 on this site is overbearing for the fabric and community of Cricklewood and would be a huge strain on our currently limited resources and facilities.
2. Overdevelopment: Again, we need housing, but in this little corner of Cricklewood you have already approved 1-13 Cricklewood lane which will be 9 storeys, plus the Matalan site will be housing and work is already underway opp the Bingo hall. It's too much all at once!
3. Height: the towers are way too tall! High buildings should be closer to the town centre and face the high street, not residential housing. These are getting taller away from the centre of Cricklewood. These buildings will be seen from green spaces as far away as Gladstone park and the Fortune Green Cemetery. Too tall!
4. Not in keeping with the local area: Cricklewood is made up of low rise 2-3 storey housing. There is nothing of this height or size for miles and miles. It would stand out like a sore thumb, looming over the landscape and damage the local character of our town centre.
5. No social housing: A development of this size should include a large number of social housing units as well as many more affordable units than currently suggested. Without this, it will not provide any housing benefit, particularly in the current climate.
6. Traffic: 1100 more people, even if they don't have any cars, will bring a large increase in traffic with all the online deliveries! I would also hope that any development like this would have restrictions on the parking permits residents are allowed as parking is already an issue in the area.

7. Shadow my garden: I live 0.5 miles from the site, these towers will be visible from my front room and will block my evening light for half year!

I reiterate, I STRONGLY OBJECT to this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms t prior

Address: 61 Chatsworth Road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is inappropriate; very high density housing with inadequate consideration for the infrastructure and support services required for residents eg schooling, health services, transport. There is not enough social or affordable housing, or other beneficial trade off for the community in the development to justify the break with council precedent to limit height of blocks to 9 stories. The buildings are out of keeping with the low rise nature of the surrounding landscape; they will dominate the area. The large nature of the development will mean disruption for the area for years.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Milewska

Address: 15 Larch Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This monstrous development will tower over Cricklewood blocking out light on many roads including Latch Road. It is not in keeping with the sizes of neighbouring properties and would be a huge drain on already stretched services.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Clayton Crabtree

Address: 24 Paul Gardens Croydon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the proposed development is not fitting with the area, overshadowing parts of the Railway Terraces conservation area. The density will cause an unsustainable increase in traffic levels in what is already a heavy congested area with high road traffic levels that impacts the flow of local buses and emergency services. Lastly the towers are out of character with the surrounding community and is the opposite of what local residents associations and community improvement groups have worked toward.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Flick Rea

Address: 84 Agamemnon Road London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the above application in my capacity as Councillor for Fortune Green ward in the LB Camden. Fortune Green ward (the extreme north-west of Camden) covers part of Cricklewood and is next door to this development and, as such will be significantly affected by it.

I have been in touch with many local residents who are deeply concerned both by the overall principle of the development, but also by the immediate effect it will have on their local neighbourhood and my objections reflect these concerns.

Overall, we consider this a totally unacceptable overdevelopment of a comparatively small site. In order to provide 1,100 units, the development requires the building of a number of tower blocks - the largest of these being a massive 25- storey high building. This is completely unsuitable for a neighbourhood which is largely comprised of residential terraced housing of 2 or 3 storeys. It will overshadow streets, houses and gardens, dominate the skyline for miles around and change the aspect of NW London for ever.

This excessively dense development (which does not even comply with Barnet's own policies with its lamentably low level of affordable housing) will put huge strain on the already stretched local infrastructure and services both in Camden as well as Barnet.

In particular, our residents are concerned about the effects on local traffic and transport. Our local roads will be seriously affected by the extra traffic this development will generate and local bus routes will be unable to cope with additional demand.

Therefore, as Councillor for Camden's Fortune Green Ward, I object to this neighbouring application on the grounds that it is overdevelopment, unsuitable for the Cricklewood area, includes too little affordable housing and is likely to produce unacceptable demands on our shared local infrastructure and services.

Flick Rea

Liberal Democrat Councillor

Fortune Green Ward

LB Camden

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Tina Sobti

Address: Flat 3 Westly Court Dartmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to such a dense redevelopment. It will be a monstrous development and block the sunlight through my windows

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Allen

Address: 49 St. Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Looking at the plans, the primary motivation behind the proposed development appears to be maximising profit through over developing the site rather than providing a well balanced, sympathetically designed living environment for the inhabitants. The proposed buildings are over sized in height, scale and density

and will be out of keeping with the character of other residential buildings. The development will be detrimental to both the light and character of the area.

Local amenities will be unable to cope with the increased population and both traffic congestion and pollution will be significantly increased. This will pose a danger to both pedestrians and cyclists and goes against government undertakings to reduce pollution and promote healthier living.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 1 of 4

I object to the development proposals for this site on the grounds of over-development (too many units) and scale and massing (far too tall and obtrusive). I am writing as a retired Architect with considerable experience of large projects.

The site is variously described as being in the Cricklewood/Brent Cross & West Hendon Regeneration Area and the Brent Cross - Cricklewood Opportunity Area. The site certainly was in the 2005 designated Regeneration Area, but the 2014 revised Outline permission excluded the area of Cricklewood bounded by the railway line, Cricklewood Lane and the Broadway. The B&Q site sits within this excluded area. The Opportunity area appears to be the same as the Regeneration Area, as shown on the AECOM section of the application - Planning Policy Context (Chapter2 Page6). Again the B&Q site is excluded.

The current planning legislation against which planning applications should be judged are the London Plan 2016, and the Barnet Local Plan 2012. Both are in the course of being updated but the new Plans have yet to be ratified. The Barnet Plan is not expected to be adopted until Spring 2022.

Currently the suitable housing density for a site is calculated using a matrix based on the setting of

the site and its proximity to good public transport (Table 3.2 of the 2016 London Plan). The new London Plan will no longer include this matrix but seek instead to Optimise Site Capacity through a design-led approach. This is clarified in Clause 3.3.4 which explains "designating appropriate development capacities through site allocations enables boroughs to proactively optimise the capacity of strategic sites through a consultative design-led approach that allows for meaningful engagement and collaboration with local communities, organisations and businesses".

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette I Connor

Address: 42 Ashford Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not want to have to see this skyscraper when I leave my house. It is not suitable or in keeping with the the area.

Also Cricklewood is not equipped to deal with the congestion as already we have traffic jams back to staples corner.....

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 1 of 4

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Continued Part 2 of 4

Barnet appear to have tried to use this, as yet, unadopted procedure, but allowed the design proposal to be a long way down the road through private discussions with the developer before any consultations with the community. Included in Barnet's New Plan, their Preferred Approach document will designate the residential capacity of all medium and large sites they consider suitable for residential development; their draft document includes the B&Q site as having a 'Central' Location with an indicated residential capacity of 1007 units +10% mixed uses, with a very good Public Transport Access Level (PTAL) of 5.

The location type 'Central' is incorrect for Cricklewood, because that rating is for the most densely built-up areas like the City or West End. The correct location rating is 'Urban' for a town centre like Cricklewood, as the third alternative 'Suburban' would give much too low a density.

My view is supported by the 2019 Barnet Planning Officer's Assessment and Recommendation for 1-13 Cricklewood Lane (Co-op site next to B&Q) which referred to the Urban category of 200-700 habitable rooms/hectare as the benchmark for their decision. In that instance they allowed a final density of 816 habitable rooms/hectare, which many may think was too much.

There is no reason why the density allowed for the B&Q site should be higher than that approved last year for the adjoining Co-op site, which has the same PTAL rating. Even applying the approved density pro-rata would only allow a maximum of 755 units on the B&Q site rather than 1007 as suggested by Barnet or 1100 proposed by Montreaux. While acknowledging the need to optimise housing densities, a new scheme should be designed that is more in keeping with the character and scale of Cricklewood, with blocks no more than 9 storeys high, regardless of whether the total units it includes reaches a total of 755 units.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Silverman

Address: 33 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development. It is surely obvious to all who look at it that it is

a. an overdevelopment of the site

b. completely out of keeping with adjacent and neighbouring buildings - both residential and commercial being far higher than the existing 2/3 storey buildings and more cumbersome. It will therefore dominate the skyline and cut daylight and outlook from nearby units

c. provides no easily avoidable housing.

Overall, the impact of this development is surely detrimental to the existing neighbourhood .
impact

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 1 of 4

I object to the development proposals for this site on the grounds of over-development (too many units) and scale and massing (far too tall and obtrusive). I am writing as a retired Architect with considerable experience of large projects.

The site is variously described as being in the Cricklewood/Brent Cross & West Hendon Regeneration Area and the Brent Cross - Cricklewood Opportunity Area. The site certainly was in the 2005 designated Regeneration Area, but the 2014 revised Outline permission excluded the area of Cricklewood bounded by the railway line, Cricklewood Lane and the Broadway. The B&Q site sits within this excluded area. The Opportunity area appears to be the same as the Regeneration Area, as shown on the AECOM section of the application - Planning Policy Context (Chapter2 Page6). Again the B&Q site is excluded.

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Continued Part 2 of 4

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The location type 'Central' is incorrect for Cricklewood, because that rating is for the most densely built-up areas like the City or West End. The correct location rating is 'Urban' for a town centre like Cricklewood, as the third alternative 'Suburban' would give much too low a density.

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Barnet held at least three meetings (May-Aug 2019) with Montreaux developing the proposals before meeting any members of the community. Irrespective of the location rating, it should have been obvious to all Barnet Officers present at their first meeting that the buildings proposed were far too tall for Cricklewood, and completely out of scale with the town centre. Instead the building layouts and heights were tweaked in a way that made no material difference to the massing and bulk. All the Resident Associations consultations made strong adverse comments on the height and density, as did the visitors to the only fully public consultation held in Ashford Place in Feb 2020, by which time the design had been finalised. Even at that stage, there were no drawings showing the full height of the buildings from street level. What a travesty of "listening to the community".

I gave my comments at the public consultation both in person to Montreaux's senior representative and in writing. This was the first time I had become aware of the proposal and assumed that the volume of clear public concern over the height and bulk would encourage Barnet to insist on substantial design changes.

The height issue is strange, as Barnet's own 2019 Tall Buildings Update clearly recommends a maximum height of 14 storeys for Cricklewood. That document makes a clear distinction between Cricklewood and Brent Cross where taller buildings are considered acceptable. And the Barnet Recommendation Report for the adjoining Co-op site opined that the 9 storey tower "would represent an appropriate height barometer for future development of the neighbouring site".

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued Part 3 of 4

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued Part 4 of 4

Barnet classify buildings more than 8 storeys as Tall Buildings, and buildings more than 14 storeys as Very Tall Buildings. All four parcels of buildings proposed are therefore Very Tall Buildings. I do not agree with the tallest building, whatever its height, being on the Cricklewood Lane frontage - a lower building in front would lessen its impact. I do not believe in the gateway or waymark building concept - I think that is just an excuse for a very tall tower. The wireline illustrations in the application seem to me to show just how big the proposed buildings would be - the massing from the Cricklewood Lane/Claremont Road junction is truly shocking.

One last plea - the 'Town Square' needs to serve all residents, not be up the hill located in the walkway through the new development. The best place to be at the heart of the community would be at a half level above Cricklewood Lane, located partly on the current access road and partly on the Green. This could give good access to the re-opened entrance on the west side of Cricklewood station, surely a necessary requirement for any redevelopment of the site, to avoid so many passengers having to walk under the road bridge.

I urge Barnet to take note of the strength of public opinion and tell Montreaux to redesign this proposal. It would be terrible to allow an outline permission to permit Montreaux, or others they might sell on to, to build these bulky and Very Tall Buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Igor Berezovskyy

Address: 56 Galsworthy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I object on the grounds of:

Loss of area character

Loss of light and overshadowing

Overlooking and loss of privacy

Increased burden on public transport

Inadequacy of parking and loading

Traffic generation, compromised roads access and highway safety

Increased pollution

Increased burden on our sewage and water systems

Increased noise and disturbance resulting from use

In addition, such development if approved will create a precedent which in turn would pave a way for further approvals to build even taller buildings in our neighbourhood.

Why can't the housing development be on a human scale and not more than 9 storeys high, as us, the residents, have been assured by the Barnet Council for years. The Council's policy was to allow buildings not over 9 storeys high. What had happened since and so suddenly with it?

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Foster

Address: 16 Grampian Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building project is completely out of character with the Cricklewood area which is mostly 2 or 3 storey buildings. It will put pressure on the local resources and will block out light from its neighbours. There is no parking locally and traffic is already very dense because it is close to the junction between Cricklewood Lane and Cricklewood Broadway, a severe bottleneck. The project would be better if the maximum number of storeys were 4 per building.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Rebecca Haigh

Address: 39 Anson Road Flat 5 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I support the development of the Cricklewood area, efforts must be made to make the development genuinely affordable for residents of Barnet, Brent and Camden to best support the local community. Whilst the documents state that 35% of the properties are "affordable", more information needs to be provided to explain what this means in practice (is it affordable for the local community?) There also needs to be an allotted number of units reserved social housing. The Cricklewood area contains a significant proportion of the population living below the property line and in order to best support these residents, social housing must be required in any new development.

Thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mikki Rain

Address: 4 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the drawings submitted by the developer Montraux I was amazed to see the excessive heights of the tower blocks and the density of the blocks that show little regard for the nature of the surrounding environment let alone the people that will be packed into them. They will loom over the whole area which has a low rise character, this is not Canary Wharf! Also the numbers of new residents estimated to be around 3000 in such a tiny area will not give quality of life. The tiny scraps of land between the blocks will be in deep shadow. The pop up park playground opposite is rammed on sunny days as it is. The inevitable increase in cars will worsen the grid locked Broadway and Cricklewood Lane. To allow planning permission for this kind of development would suggest that Barnet has no regard for their existing residents let alone future ones. Thank you

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Stone

Address: 4 Campion Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our house overlooks this site we will be directly affected by the development.

Objection

1/The height of the buildings is vastly out of keeping with the surrounding area.

2/Increased population density will put pressure on the local area infrastructure, bus stops, pavements, doctors, shops etc.

3/Increased traffic, the roads in this area are constantly grid locked.

Lots of people mean lots cars despite what the developers say.

4/Lack of community development, Cricklewood desperately needs community centres to assist cohesion.

5/The development overshadows our house.

6/The way that this scheme has been presented is blatantly in favour of the profit of the developer and in housing terms is retrogressive, putting people in small flats piled one on top of another was a mistake in the 60s and it is still a mistake.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sam Westoby

Address: 18 Gay Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:No!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Adrienne Morris

Address: 57a Dartmouth road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will be a disaster for the area. Aesthetically it would bring nothing to Cricklewood.

Traffic which already terrible with one lane either way traffic will become even more difficult.

In addition probably four or five years of construction works will add to current traffic circulation. It is ugly and unacceptable on every level.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jo Swaine

Address: Flat 6 40 Exeter Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans are for a hideous eyesore and a blot on the area and should not go ahead!!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Leah Yugin

Address: 2 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

For this objection, I have included the local area to be a two mile radius of the A5/A407 junction .

1) The scale and height of this development is out of keeping of the area:

- Indeed the tallest building is on Ashford road in Brent and is 9 stories high (and was built in the 1930s).

- South of area, none of the new builds in Camden or Westminster approach the scale of this plan

- Barnet has recently built in neighbouring areas of Cricklewood, Childs Hill Golders Green, but not to the bulk and density of this proposal.

2) The loss of privacy and light will impact the majority of the residences in the surrounding area as they are low level.

3) The proposal indicates that about 10% of the units have parking spaces. This will impact traffic levels and the safety of pedestrians.

- Currently 10 bus routes cross this intersection with 2,268 bus movements across the A5/A407 junction every week day (according to moovit.com). Public transport will have to cater for the increased density of people in the area. More buses, taxis, food deliveries to the flats, Veolia trucks to service these flats.

- The air quality of this intersection is very poor for pedestrians right now and I speak as a pedestrian.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jan Haider

Address: 5 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We as long-standing residents of the Golders Green estate object to the demolition of BandQ and Poundstretcher. Please consider the needs of residents and not the increased wealth of the construction company. The roads are already congested. Such tall buildings are not in keeping with the area and will reduce light. Please preserve the shops. We do not need such high buildings. Thanks

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nabeel Gul

Address: 126 Gladstone Pk Gdns London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: development offers no social housing within its tower blocks of 16, 17, 18 , and 25 stories high. All shops on the site would be lost, to be replaced by 11,000 new flats: the walk in GP practice has already closed

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Liz William

Address: 109 Anson Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to Size

Public consultation on the scheme has been poor, with the first sessions not held until Feb 2020 after the scheme had been agreed in outline with LBB; there were no drawings or visualisations from ground level showing the tops of the very tall towers.

However, pictures now provided with the Visual Assessment statements (HTVIA Pt 2) confirm just how enormous and out of scale the development is with the surroundings of the site. View 5 (Lichfield Rd/Cricklewood Lane) is shocking, yet the magnitude of the effect is described in the report as 'Medium, and the likely effect is Minor/Moderate beneficial' as it will be 'signalling the location of the station', even though the building is further away than the station entrance on the nearside of the bridge. View 7 (Elm Grove) is very telling as the existing B & Q building - already substantial and on top the bank that is Cricklewood Green - looks tiny and shows just how gross the new towers will be. The report says 'The magnitude of the effect is judged to be High' yet the significance of the effect is overall only 'Moderate Adverse'.

The Assessors point out that the final effects on the locality will be affected by the quality of the detailed design of the towers because: good design could mitigate some of the adverse effects, and bad could increase the adversity rating. How do we know what 'good design' looks like? Does anything in the application illustrate examples of the good design the architects have in mind? Also what guarantee is there that the design details to be covered by the Reserve Matters - ie to be agreed at a later date - will be of a standard to minimise the scheme - and indeed who will be judging? And if Montreaux were to sell the scheme on, can we be sure that the buyers will have a

strong commitment to, and view of, what makes good design? And will the local community be consulted?

The best outcome for the local community would be for the size of the towers to be reduced

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Liz Williams

Address: 109 Anson Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued 2 of 2

Lack of Benefits to Cricklewood

- Affordable residential rents are being offered, but these don't appear to include social rents.
- Many recent planning documents stress the importance of including opportunities for employment in areas being redeveloped, and these being needed in the Childs Hill Ward (Health issues). More business and commercial activities providing employment locally would also help to reduce journeys to work and support the healthy streets initiatives. The amount of space to be given to commercial uses on the development site is thus disappointing - a tiny 1,200sq m. This is despite the application supporting the principle (6.11) of optimising residential and mixed-use development on the site and it appears to be well below the 10% (for retail and community use) that is mentioned as being deliverable.
- The town square is described as happening at a later date. When?
- No indication given on drawings that the subway to the train station will be re-opened. The station already has a tunnel under the tracks. Has this re-opening been explored? A route to the station from proposed the town square that avoids the damp and narrow pavement under the railway bridge would be a considerable advantage.
- B & Q will be missed, as will its car park, and the wonderful wide and windy views of the sky as you walk across. This route through will presumably be cut off completely for years while any development is in progress - (environmental impact assessments made on the basis of the development work taking 5 years).

- Traffic congestion in the Broadway will increase during building work as all construction traffic will be coming in and out at the junction by Beacon Bingo, alongside the planned supermarket/shops development in the Broadway (which has already taken over one pavement in Depot Road).

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Julian Paul Annecke

Address: Paul 4 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: As a local resident who will be directly affected by this development, I would like to object to it going ahead. My reasons include:

1. The buildings' heights breach Barnet's planning frameworks and policies, from the Cricklewood Brent Cross and West Hendon Development Framework to last year's Tall Buildings Update and the policies referenced therein.
2. the extraordinarily high-density would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too
3. its size and density and population will stress already insufficient facilities to breaking point - parking is already terribly difficult for residents and businesses, free flow of traffic will be further reduced and access to the area will be worse, PLAY AREAS FOR CHILDREN are MINIMAL, INSUFFICIENT SCHOOLS, Road Safety will be compromised - for pedestrians as well, Public Transport will suffer, RAT RUNS will increase all over the neighbourhood
4. The scale and height proposed are OUT OF KEEPING with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.
5. this massive, oversized development will make money for developers - and living conditions for residents will be poor in future: GRENFELL has taught everyone this. Here they have no proper play space, no proper parking, no proper amenities, are crowded into small living areas as possible
6. Its an immoral proposal given the history of high-rise exploitation and deleterious impact of huge

developments on local residents. Its massive footprint is detrimental to the local area including local businesses

7. the development does not even make an undertaking regarding carbon off-setting or zero CO2 emissions and also does not provide the maximum viable amount of affordable housing

8. the water and sewage as well as Internet access in this area are all not great and will be overwhelmed by a huge increase in demand

Thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dan Horesh

Address: 106 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would be totally out of place in this area. Would add to an already congested area, traffic. It would be unsightly to have such tall buildings and would be out of character in an already densely populated area. There are already enough new developments being built with no infrastructure to add to the vibrancy of the neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fernando Filippelli

Address: 29 St Gabriels London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too high buildings. Will totally damage the whole area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Agnes Bobvos

Address: 13B Chambers Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To Barnet Council,

As a resident who drives through Cricklewood Lane nearly every morning and evening, and who is frequently visiting the area for shopping, and recreational purposes, I am writing to object to the revised plans on the following bases:

Cricklewood Lane, Elm Grove, Oak Grove as well as the A5 are already congested with traffic every morning and early evening on weekdays as well as weekends.

The average recorded level of PM2.5 in the area is 11.15 g/m³, already exceeds the WHO limit! (The WHO annual limit for PM2.5 is 10 g/m³). This does not take roadside concentration into account, as such it can experience much higher levels! The building works would result in additional traffic, increased stress levels for commuters and increased pollution, detrimental to locals' physical and mental health.

There is already a minimal amount of affordable housing in London and building 145 flats of which only 9(!) would be affordable is a joke! The priority for any new housing in the area should be to increase the availability of genuinely affordable housing at least to 40% in any new development!

The use of public transport from an additional 145 residential units would be far higher than the developers are suggesting. The hypothesis that there would be only 7 additional people travelling

by train/tube each day clearly indicates that the developers expect most of the flats to remain unoccupied.

The development plans look horrific, out of character considering the surrounding buildings and aesthetically would ruin the area.

Looking at the Barnet Housing Strategy 2019-2024, following the SHMA of housing needs in Barnet, 76,500 new homes are needed in Barnet by 2041, including 17,600 affordable homes for rent and for sale, which equates to 3,060 new homes a year with 704 being affordable.

According to statistical data acquired from the UK Government's website, between April 2019 - March 2020 only 247 affordable homes were completed in Barnet in total, the number between April 2018 - March 2019 being a mere 150. Looking at these figures I am skeptical that 704 affordable homes would be completed in 2021, only 9 of which would be located in the new development. The residents are tired of promises and greedy developers who do not put the interests of the local community in the forefront.

For all these reasons I ask the council to reject this application.

Kind regards,
Agnes Bobvos

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Lennox

Address: 181 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm not adverse to development in itself however these proposals are completely out of scale with the surrounding area and has an absurdly high density

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emma Ellis

Address: Front Flat, 15 Oak Grove Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Cricklewood who's home would be overshadowed by these towering buildings, I am very much against this proposal. Whilst I agree that the area could do with some renovation, these plans are completely out of keeping aesthetically, offer few benefits to the community, and will further crowd an already overloaded transport system.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Cantor

Address: 13 Menelik Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood Lane and this area has already seen considerable residential building in recent years. There may be pressure on housing in London (although less with the impact of the COVID-19 crisis) but any further residential building must be done in a way that does not impact negatively on the lives of those already resident in and using this area.

This planning application will adversely affect the area and the lives of residents and others in it. It is on this basis that, as a resident, I object strongly to the proposal as it currently stands.

Among the many concerns that I have, which are not resolved by the planning application, are the facts that:

- Cricklewood is already overcrowded, with considerable pressure on ALL public (and private) services in this area. Adding an extra 1100 residential units at the very heart of this area will bring the pressure to breaking point. The application fails entirely to address those concerns satisfactorily.
- Cricklewood Lane AND the junctions onto it are often gridlocked with traffic, even without the roadworks that seem frequently to be needed, with long delays and tailbacks all the way up these roads. The application does not satisfactorily address the issue that additional cars from 1100 extra units (residents' cars, deliveries etc) will bring the traffic in this area to a standstill, as well as

adding to existing pollution levels.

- As commuters into central London, my wife and I know that, normally, trains from Cricklewood station at work hours are so overcrowded that one is forced to wait for the next train. Even then, there is hardly room to squeeze inside. How the people from 1100 extra units will add to this problem is not satisfactorily addressed by the application.

- The planned skyscrapers are a genuine eyesore, aversely affecting the area's feel. Even if permission to build were given, any units should be no higher than 3 or 4-storey, consistent with the new build flats on other side of Cricklewood Lane.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Dolan

Address: Flat 1, Cipher Court Flowers Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To be blunt, anybody who's lived in the area would never have even countenanced this proposal.

Traffic congestion in this area is already intense with frequent traffic jams. There is no capacity in the local road system to cope with building disruption or indeed the additional vehicles on completion. I would not trust the motives of anybody who tries to argue otherwise, so blatant is this issue.

As a local resident I do not commute using Cricklewood Rail Station because overcrowding means that it is already close to impossible to board a train during peak hours. Nor do I get the bus on this part of the A5 during peak hours: it's often faster to walk than sit in the traffic. Adding thousands of additional residents will only exacerbate these problems.

The plot and the area could benefit from redevelopment but the density and scale proposed is absolutely ludicrous. It is out of keeping with other buildings in the area, will place extra strain on way overstretched amenities and further poison an already polluted pocket of London.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Freda Matassa

Address: 21 Cumberland Mansions West End Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the proposed application on the following grounds:

1. The proposal will put unacceptable strain on already over-stretched public infrastructure, railways and roads.
2. There will also be an unacceptable strain on public services, shops, schools and recreational facilities.
2. The height of 25 storeys is unacceptable for this area and will be a blot on the landscape. It will block views and reduce light and vitamin D to existing tenants.
3. Cricklewood and West Hampstead is desperately in need of green and recreational space. Any building development should include substantial green space for environmental, recreational and health and well-being.
4. The proposal is far too-densely packed for a suburban district.
5. The proposal is completely out-of-keeping with an area of historic 2-3 storey housing and should be in sympathy with existing housing and with the conservation area.
6. The extent of the building with its overall size and height of the proposed blocks will create long-term disruption, noise and dust which will create unacceptable stress and pollution to the people of Cricklewood, Barnet and West Hampstead.
6. The proposal does not meet the requirement for social housing.
7. It has far too many studio and 1-bedroom flats, making it unsuitable for families.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Kate Mandeville

Address: 54 Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a consultant in public health medicine and a local resident.

I have major concerns about the impact of this development on physical and mental health. First, the planning application highlights the significant adverse effect on residents' health due to the increase in already oversubscribed GP lists, without any mitigating measures (e.g. inclusion of a GP surgery within the housing complex). Health outcomes in the surrounding wards are some of the worst in the country, as has been made clear by COVID-19. Any development that worsens access to healthcare risks widening health inequalities further, which would be against Barnet Council's commitment to improving equity. Second, the current health impact assessment does not address the poorer mental health outcomes of residents of high-rise buildings. In this case, given the lack of design sensitivity to the local landscape, this mental health impact is likely to extend to residents of surrounding buildings affected by light reduction.

In the Statement of Community Engagement, the project team notes that the most common concerns from the public included (1) the height of the proposed development and (2) the impact of social infrastructure, including access to healthcare. According to Barnet Council's guidelines, the Statement of Community Engagement should set out the main issues raised and how the proposals have addressed them. The response of the project team to this consistent feedback from community representatives is wholly inadequate, as there has been no modification of the proposals to address these valid concerns. This violates Barnet Council's vision of enabling more

local residents to get involved in shaping plans and planning decisions.

The required increase in health service provision and the optimal number of storeys needs to be clearly addressed by both Barnet Council and the developers to reassure local residents that this planning application has been responsive to public consultation.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Martina Mambriani

Address: 84a Blenheim Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building would be so out of context and would make the surrounding area even less desirable than it is. If you need one, it should be a lot a lot shorter and more in keeping with the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Werner Coetzee

Address: 30 COTSWOLD GARDENS LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My biggest concern is the lack of infrastructure; this includes roads, GP surgeries, public transport and schools. Secondly, these are massive buildings and would be completely out of keeping with the area. This area is already completely under-served, so why drop a massive (over-sized) development of this kind here? I suspect revenues being generated without thought being given with regards impact studies.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Miss CHRISTINE FERNBANK

Address: 33, WOTTON ROAD CRICKLEWOOD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These enormous tower blocks will be totally out of keeping with the rest of Victorian Cricklewood's architecture. The height should be restricted, especially as the site is at the top of the hill, & can be seen for miles.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Johanna Lee

Address: 100 Chichele Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If it was social housing it might be worthwhile as that's what's needed. Sick of Developers. Sheer greed.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jody Graham

Address: 14 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live just on the Camden side of the proposed site.

I have serious concerns about 1100 units will impact our roads, public transport, schools, medical facilities and so much more.

The size of the blocks is overwhelming on all 3 boroughs it will effect - Barnet, Camden and Brent.

This area is not built up with 25 story blocks.

NW London is in desperate need of affordable and low income housing. This development is well below acceptable levels.

Those of us on the Camden side of this humongous development sincerely hope that Barnet council will take our concerns seriously

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gene Hughes

Address: 100 Chichele Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why is there no social housing

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Zahra Qadiri

Address: 27 Nant Road Childs Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection to the proposed development on the existing B&Q and other shops and car park site. I live in Childs Hill at the top of Cricklewood lane. I come to Cricklewood Broadway regularly to do my shopping. I strongly object to the building of very tall tower blocks. 14, 16 or 25 storey high.

The height of existing buildings is only 2-3 storey with Travelodge on Cricklewood Broadway being 5 storey.

I understand some accommodation needs to be built but it should not be more than 5 storey. It is completely out of character of the area.

The provision of numerous habitation will result in an influx of people. The area cannot cope.

relating to cars, traffic, parking, schools, recreation, community centres, schools, public transport, doctors etc

There should be the provision of large Green Space and a community centre.

There should be affordable and social housing. Cricklewood is a very multicultural and diverse area. Throughout the decades it has welcomed people from all backgrounds particularly immigrant communities.

There should be the building of housing for refugees and those needing accommodation. I saw on the news an ex-marine in Bristol who has built good quality accommodation for homeless people in former shipping containers to help them get their life on the right track. He has built a small community with extra support, helping with jobs etc.

The tall tower blocks will be very imposing and intimidating.

i strongly urge for the plans to be rejected and redesigned to be more in keeping with the area and to help the community and people who are in a difficult situation.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Asma Siddiqi

Address: 134 The Vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as the development will cause increased traffic congestion, pollution and strain on the public services which are already stretched

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Troman

Address: 70 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is heavily overcrowded and congested already. The pollution levels are incredibly high as traffic bottle-necks on all surrounding areas. The scale of the plans defy any common sense. The plans don't take account of the increase in high rise flats in the Clitterhouse area we or plans to build on the nearby Matalan.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Durban

Address: 54 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not believe this oppressive and unnecessarily large development is in keeping with the current residential environment in cricklewood. The community needs the b&q it needs the poundstretcher, but it doesn't need to be overwhelmed by the effects of adding such a large increase in population to such a small area that is already suffering in terms of overcrowding, traffic, crime and antisocial behaviour.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Liz Mioduchowski

Address: 14 Pharamond 258- 262 Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This overdevelopment of site contrary to UDP policy which will turn the whole of Cricklewood Lane into one giant housing estate. Buildings too tall (another Grenfell Tower skyscraper) must be scaled back - an eyesore - blocking sunlight - visually obtrusive ruining victorian character. Burden on transport and traffic. Cricklewood is a poor area with social problems. Lack of medical facilities GP services eg local Chichele Road surgery is dated, run down and struggling. No provision has been made for Walk in Centre/GP surgery/dental services plus new pharmacy needed when building high density housing. This should be made a CONDITION if this goes ahead. I would like the B & Q and poundstretcher shops to be reinstated once this is built as they are needed. We also need a budget supermarket to cater for poorer people as well as some sort of community hall. Too much residential flats at the expense of shops and community facilities. This plan needs to be scaled down and redesigned as it profits the developers but gives little back to the local community eg medical services. High rise blocks attract drugs and crime no mention of policing and security. This development will ruin the whole of Cricklewood both visually and socially with its bulk. It will be of detriment to the local neighbourhood. The green space will be lost and will not be replaced.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Karen Barke

Address: 118 The Avenue Brondesbury Park

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the proposed development is totally at odds with the surrounding area and will dominate the landscape through Cricklewood.

The size of the development will put undue pressure on all the local amenities including shops, healthcare and education.

There is no provision for social housing which based on the size of the development should not be permitting.

Through traffic in Cricklewood is bad at most times if the day and this will add even more pressure to that

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susie Diamond

Address: 16 Gratton terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the very tall tower proposed for this site. It is huge compared to the local vernacular and will radically change the look and feel of Cricklewood.

As a resident of the railway terraces we are supposed to be protected by a conservation zone; this strictly limits how high we can extend our own properties to conserve the character of the neighbourhood, so it is unfathomable how 25 stories looming over us could be allowed.

Whilst the B&Q site is not currently very lovely, and I appreciate the need for new homes in London and the inevitable redevelopment, I would like to see a maximum of 8 stories allowed in order to maintain the low-rise, family friendly character of Cricklewood.

I also have concerns about such a large increase in the population of Cricklewood at a time when we are already losing essential services such as GP surgery and walk-in clinic, and local schools and roads are largely at capacity. Even without parking for residents there will be increased deliveries (Amazon, DPD, groceries, Deliveroo etc) to serve all the new inhabitants, adding to traffic levels and local air pollution.

Please reconsider the high-rise nature of this development and instead give permission to a lower rise scheme more suited to our neighbourly community. Many thanks for listening.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr William Newsholme

Address: 137 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed build is massively out of keeping with the neighborhood, the size and height of the proposed build is overwhelming, way too high for the average 2-3 storey locality, it will dominate the skyline and block sunlight to a significant degree across the neighbourhood.

No social housing provision.

Road network already clogged and overstretched, 1100 new flats equals an almost equivalent number of new vehicles on the local roads, not built to cope with that increase in activity.

Loss of the B&Q a pity, the only local easily accessible DIY store.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Pritchard

Address: 146 Ashford Court Ashford Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is a low rise area with large numbers of Victorian/Edwardian housing, with properties overall rarely rising above 3 storey. this development would be overbearing and overwhelming with tower blocks of 14 to 25 storeys high.

This proposal is clearly an overdevelopment of the site.

Cricklewood could be developed into a very desirable area if appropriate developments, in keeping with existing buildings are constructed. Large tower blocks like these will have a highly negative effect on the 'feel' of the area and will also dominate the skyline.

Additionally this is also likely to create considerable traffic issues.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Christine Takengny

Address: 34 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are against the proposal for the B&Q site as the buildings proposed are too high and too dense. We are against these buildings dominating the skyline and cutting out daylight. Also increased traffic will add to more air pollution which is very bad for the children playing on Kara Way Playground and the children living in the area. In addition we are against the fact that the proposal does not include any social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Routley

Address: 29 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings are totally out of keeping with the current building stock in Cricklewood. The idea of buildings up to 25 storeys in an area where the general maximum height is 3 storeys mean this development would dominate Cricklewood and the surrounding areas and be unbelievably overbearing.

As a resident of the railway cottages which adjoin this development I am also concerned that buildings of this height will dominate the skyline from my property and effect the daylight we receive.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs vanessa goldstein

Address: 10 ranulf road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings are too high and the sheer volume of people cars and traffic will make more pollution and congestion in Cricklewood Lane and the surrounding areas which is at a standstill most days. Finchley road is already over developed and heavy pollution over the normal levels. Too much developing with in a short mile radius. I protest for the future of our kids and our health and environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Linda Pugh

Address: 96 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Cricklewood is already a heavily populated area and with an additional 1,100 homes (incorporating some thousands of people) in its heart, it will be overloaded, when brownfield sites "such as the Toys 4 Us site at Brent Cross" lie vacant. It is misguided to consider a major development at the centre of this population hub.

- Since Covid-19, more and more jobs are home based and no longer require a commute into London. Such a large number of homes close to the centre are no longer needed, as they may have been pre-Covid. There will probably be a lot of empty buildings in London that could be readily converted into apartments.
- Wider pavements, cycle lanes and pedestrianisation should be accelerated to meet the additional number of people, however, this will not be possible in Cricklewood.
- It is widely acknowledged and accepted now that working patterns and trends are evolving e.g. use of technology rather than centralised offices, so the demand for London properties is lessened. The virus will speed up, making cities greener, with fewer cars and space given over to trees, not clusters of tower blocks, as was the case in the 1960's.
- The Infrastructure in the area is at capacity now; schools, police, GP surgeries, hospitals/A&E depts., transport etc. will all be affected by this development, which will cause stress to the current facilities to the point of breaking.
- The size of the buildings is totally out of keeping and against LB Barnet policies.
- Sewage/water pipes are very old and unable to cope now, and will need a lot of government money to bring them up to current standards. Has there been an acknowledgement/commitment

to this?

- There are no plans for any social housing as part of this development, and surely should be.
- The size and magnitude of the buildings will cause extreme loss of light and/or privacy to surrounding areas, affecting private residential and commercial properties.
- I appreciate the importance of extra 'social' housing needed in London, but any new buildings should remain under the Council's guidance of a maximum of 9 storeys high.
- Height, massing, siting, scale and density constitutes an overdevelopment and is detrimental to the character of the area.
- Brent and Barnet were badly hit by Corvid-19 due to the density of housing clusters like this, which cause safeguarding and public health issues.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lorraine Denman

Address: 96a Teignmouth Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Since the Grenfell disaster it seems questionable that any resident would willingly choose to live many floors above ground level, least of all 25 floors high. Apartments of this height are bound to become an area of difficulty for the developer. An example of this is in the social/private redevelopment blocks in Gospel Oak, which Camden is struggling to fill.

- Cricklewood Broadway is already a busy and vibrant shopping and social hub, but will be overshadowed and dominated by such a brutal and massive development, which will inevitably change the character of the area.

- Councils should use up brownfield sites first and restore empty properties/ commercial units. There are many examples of these on the A5 between Burnt Oak and Cricklewood Broadway.

- In the post Covid world many businesses will inevitably fail. The properties they will vacate will offer ample scope for conversions to residential accommodation, without the need for such heavy handed new developments as the Cricklewood plans.

- Infrastructure for schooling and hospital/health care is already stretched. This development will see demand from thousands of additional residents in the area.

- Some new residents are bound to run their own car, and regardless of the policy of only issuing 100+ permits, roads are already overstretched and at times cannot cope. Barnet/Camden have already imposed a 20 mph limit on their roads to try and prevent health and safety risks. This will exacerbate them.

- 25 storey buildings are massively too high and will dominate the area for many miles. This will have added implications for those living in conservation areas locally. Many now question the

social and psychological merits of placing people in such high rise units.

- Highways and transport matters such as; Traffic levels, noise, safety (including that of pedestrians), congestion, parking, access and public transport will all be adversely affected.
- Loss of trees and effects on nature conservation in general will be affected, and totally detrimental to the climate change policies (green spaces/pollution levels) we should be working to achieve.
- Loss of light, privacy or outlook to residents and shop keepers in the surrounding roads and boroughs will adversely affect public health.
- Crime levels in the area will be likely to increase. Has there been a commitment to extra policing to the 3 boroughs affected?
- We appreciate the importance of the extra [social] housing needed in London, but buildings should remain under the Council's guidance of a maximum of 9 storeys high.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Denman

Address: 96a Teignmouth Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- This is an era in which the importance of ecological issues is just beginning to be widely recognised. A huge development with a vast concrete footprint is badly out of sync with what will become popular thinking and eventual policy.

- Such a large and imposing development has the hallmarks of becoming a "white elephant" which will either never be inhabited, or will become a hotbed of social problems. It is a "dinosaur development" which harks back to the mid-20th Century and ignores current trends and thinking.

- With the increasing levels of online shopping (pre/post Covid), and only approx. 100+ parking permits issued, it will see a huge increase in delivery vehicles servicing these apartments i.e. Amazon/Groceries etc.

Amazon/Groceries etc.

- There is also a proposed Lorry Depot planned in Cricklewood which will increase the traffic/noise/pollution levels in the area in any event.

- It is surprising that, post Grenfell Tower, a residential block of 25 storeys is even being considered in light of the obvious risks.

- A recent Sky News report by the renowned Architect Norman Foster (28/9/20) stated how Coronavirus will change and shape the planning of our cities, emphasising the move away from centralised living and the increase of green space - "It is cheaper to plant trees than to lay tarmac". Developments such as that proposed fly in the face of such innovative thinking.

- This development does not provide the maximum viable amount of affordable/social housing.

- Crime in the local boroughs is high now and is likely to increase with the new cohort of residents.

- With additional cars, delivery vehicles/lorries and narrow roads in the area, there will be a

detrimental affect not only on pollution levels, but on existing residents' current parking availability, all of which will affect the free flow of traffic.

- Availability of public transport would need to increase e.g. more buses on the road, to facilitate the extra demand. Also, pedestrians, cyclists and people with disabilities will have greater need for space and support.

- Existing empty Brownfield sites should be considered before this development is even contemplated.

- Money for existing and additional public amenities such as schools, health facilities, hospitals, policing etc., in this area should be in place before developments of this magnitude are even considered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Eileen Shaw

Address: 55 Hermitage Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building will be out of character and there is not enough infrastructure in place. There will not be enough parking and traffic which is already bad will be even worse.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr M Glogowski

Address: 8 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I strongly object to this development. 619 objections so far and counting coming from Barnet, Brent and Camden residents. This says it all. The consensus is that no one wants this overbearing and bulky development and the problems it will cause in terms of traffic, being a burden on scarce resources. Cricklewood does not want or need such a high density development. It is a badly thought out plan. There is no infrastructure to support an extra 2000 plus residents. This is blatant overdevelopment of site when considering the other development in the corner of Cricklewood Lane next to it that has already been approved, I live in Elm Grove and will be a neighbour to this development. The size, bulk and style of this development does not respect the surrounding low level Victorian buildings in the Groves and the rest of Cricklewood being visually obtrusive. Skyscraper developments do not belong and are out of character with Victorian Cricklewood. These buildings would ruin the skyline and block daylight coming into properties in the Groves. If approved this would set a dangerous precedent and would encourage other similar developments across the area. Locally 5 storey buildings are problematic and overbearing eg the Crown Hotel and Cricklewood Heights block (5 storeys). This development is on a hill 25 storeys are in effect 28 storeys. The local neighbouring residents will lose residential amenity if this is approved ie increased traffic, noise, pollution, loss of daylight, loss of visual amenity, burden on local resources. This is land grabbing strategy too much being crammed into a small area. No mention of reinstating the GP/Walk in centre already lost This will be one giant ugly housing estate which goes against local public sentiment. There is lack of green space. Please

reject this plan in its entirety. The developers need to scale it down drastically in terms of size and bulk to make it compatible with the local area. The plan is a non starter needs to be changed

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs sandra davis

Address: 11 Hocroft Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.The scale of the proposal in this application is not sustainable by either the local infrastructure or the local facilities. It is located in an already congested area with heavy demand on local schools, Health Care Services and post offices.

2. It sits on one of the busiest routes in and out of London, and local traffic is already extremely heavy, often gridlocking the junction between the A5 and Cricklewood Lane - often way behind normal rush hour.

3. The height of the buildings is not in keeping with the local area by any stretch. With the exception of the Holiday Inn at Staples Corner, there are no other tall buildings and that is not as close to housing. These buildings will cause significantly reduced daylight for 100s if not 1000s of homes.

4. One of the lessons of Covid has been the perils of living in such densely populated environments. How would people on higher stories stay safe.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Omid Gourkani

Address: 12 Harman Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is far too large and will cause further over crowding to an already over populated area. I can't even begin to imagine the disastrous effect it will have on traffic in the surrounding areas in particular Cricklewood Lane and Cricklewood Broadway which are already at standstill most hours of the day.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanna Wilmot

Address: 89 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Cricklewood resident of 40 years I strongly object to the current planned proposals for the site on the corner of Cricklewood Broadway and Lane. There are no high rise buildings in the vicinity and the area mainly consists of small shops and private or rented housing ; the houses date from around the turn of the nineteenth century. Whereas I have no objection to the change from commercial to residential use of land, particularly if more social housing is to be made available, these proposals offer no such change: flats would be crammed into obtrusively dominating tower blocks and all would be for private purchase. The community does need to maintain local shopping and local services which new development could include but these plans are not about regeneration or sustainable development. Cricklewood would be environmentally damaged, with more pollution, the need to travel further for accessing public services and absolutely blighted by tower blocks , entirely unsuited to the surroundings. All planning needs to take into account the impact on people's lives; access to open air, transport , play space, community engagement, happiness and well being but these plans do none of those things. There is a very great groundswell of opposition.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Su Garfinkle

Address: 216B Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Brent resident, I totally object to the proposed development. The huge tower blocks are not in keeping with the local vicinity buildings that are only 1-2 storeys. The tower blocks will dominate the skyline and overshadow surrounding buildings and cut out the daylight.

Amongst the 1100 new flats there are NO social housing. I believe that the developer lives in the Islands where there is a tax haven and no money will go back into the local area. This development is going to cause my traffic congestion and more pollution on already overcrowded roads.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Macdonald

Address: 18a Oxgate gardens Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic and parking in the area is already a problem. Increased housing would only exacerbate this.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Mason

Address: 213 FORDWYCH ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development would put excessive strain on the existing local infrastructure including roads, pedestrian movement, schools and health care without making any contribution to alleviating these issues in the long term. It would be detrimental to the health and well being of the existing residents of the Cricklewood area during its construction and beyond. Inevitably there would be an enormous amount of heavy construction traffic on already congested roads and would have disastrous effects on the surrounding narrow residential streets.

The proposed blocks are out of scale and proportion with the immediate surroundings in what is essentially a two story residential area. No consideration appears to have been given to the magnitude of the impact on the local community and it does not conform with the pattern, scale or general massing of the existing buildings and in no-way does it contribute to the character of the area. As the commercial element of the proposal is not detailed it is impossible to assess what contribution to local employment the proposal brings but the lack of a social housing element suggests that development will be of no benefit to local residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rosalind March

Address: 12 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in The Terraces for 26 years. I live at No 12 the middle block which from the plans seem to be very very adversely affected by this proposed development. As a Victorian railway cottage estate the houses are already packed closely together and we struggle for light generally. In particular Needham Terrace whose front sitting rooms and bedrooms face this development. The front part of my house downstairs is dark for most of the day because of the proximity of the cottage opposite. To have a 25storey tower block poking its head into the sky not far from my front door behind said opposite cottage will mean a life of near night darkness. I need I mention mental health SAD syndrome etc. The claustrophobic effect too could be catastrophic. also because of the sheer density of the development. If these plans were approved our lives would be totally ruined and everything that drew us to this peaceful heritage oasis destroyed.

Tower blocks of these proposed heights are nowhere else in the vicinity the nearest ones being Hendon set apart on the main road and therefore not invading a small community. The architecture of Cricklewood is Victorian and to build these very high rise flats would effectively change the area to a faceless Stevenage type suburbia not what is appropriate for a London suburb so near town. Also can you be sure that due to Covid and beyond there will be the appetite to buy small flats convenient for the City? Think those days are over. If these plans were to go ahead this conservation area so loved by the community and beyond would perish. Swamped. And as for the allotments so important in these terrible times a place of sanctuary and necessity would also be overtaken by the views and again loss of privacy up there would ensue. I utterly

oppose these plans with every fibre of my being and urge you to do the same. A disaster for us and ICricklewood . More green space and lower building please. Stretched facilities already here as well.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Debbie Bushell

Address: 18 Horton Avenue Cricklewood LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not against the redevelopment of b & q site but am very opposed to the height and density of the plans. It is not in keeping with the area. Cricklewood does not have tower blocks and we don't want them.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Walters

Address: 22 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Cricklewood for 40 years I am very opposed to these tower blocks. Cricklewood has a village feel with small shops and businesses and a mixture of older houses and some more modern low rise buildings. It is on a human scale. The new blocks will be totally out of keeping with the character of the area and will dwarf surrounding buildings. They will be start of a long and painful deterioration of the area into a soulless concrete jungle.

We must remember and learn from the mistakes of the mid 20th century. We so often hear about how communities suffer because of a poorly planned urban environment.

We see 1960s high rise buildings being demolished to improve urban life and make way for less alien environments .

While not perfect, Cricklewood is already such an environment. Development in Cricklewood must enhance its present character rather than impose on it a built environment that elsewhere has proved a terrible mistake. High rise buildings in Cricklewood are a retrograde step and Barnet council will be held responsible for having not heeded past mistakes.

During construction the traffic and disruption in an area which is already congested will be a nightmare. Cricklewood will be a building site for years. The pollution, noise and bad roads caused by the vast amount of construction traffic will bring misery to Cricklewood residents for a very long time.

At the end of this horrendous development Cricklewood will be blighted by incongruous and characterless high rise buildings that in no time will become shabby and run down.

Transport and social services will be stretched even further by the increase in population.

Traffic will increase with more congestion, noise and pollution.

(continued in next comment)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elizabeth Petrie

Address: 104 Fordwych Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development. The proposed height of the blocks is far too high, there are no other tower blocks in this predominantly low rise, often two story, area.

The infrastructure of Cricklewood will struggle to cope with so many extra people and cars in an already over used area. Local roads are already congested & cannot cope with the current volume of traffic. Doctors surgeries, schools, hospitals will also be unable to cope with a huge extra volume of people. I suspect there will be very little real affordable housing for local people.

Barnet, be reasonable, don't allow this development to go ahead on such a large /tall scale.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Walters

Address: 22 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued:

It is said that people make a place. I have lived in Cricklewood for over 40 years and the majority of people in my street are long term residents. People like us have made Cricklewood the pleasant place it is today. We should not have a development such as this, which will have a huge impact on our lives, imposed on us by wealthy investors whose motive is profit for themselves and who probably don't even know or care about Cricklewood. They will not have to live with the consequences of this disastrous development.

By all means improve Cricklewood but please, not like this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Iona Kleinen

Address: Top floor flat 4 Exeter road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is utterly depressing: Cricklewood is already a bottleneck for traffic, and does not have enough essential facilities for the local population. To suggest adding this many additional residents to an area already struggling, is madness. Where are these people going to find a doctor's surgery, an NHS dentist, a large enough supermarket, enough school places for children in families who move into the neighbourhood: we need more schools locally, and more essential services, not more high priced housing.

The planned development is also completely out of keeping with the local area. It should absolutely not be given permission: the local buildings in surrounding streets are predominantly old, low rise buildings which are full of character. These tower blocks will loom over Cricklewood Ruining the skyline, and ruining the area for locals: they will have light irrevocably blocked, their views ruined.

This development is incredibly ugly, over-bearing and out of character with the local area. It absolutely should not be allowed and it is a scandal that the developer Has even been able to come up with these plans. Barnet will absolutely ruin this area irrevocably if they allow this development to go through and will anger the local population

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Stuchlik

Address: 4 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings on the B&Q car park are completely out of keeping with the rest of buildings in the area. A tower of 25 storeys is going to loom over the surroundings dominating everything from light access to traffic control to logistical supply.

It will overshadow the Railway Cottages to an unhealthy extent; and worst of all, it will set a precedent.

I strongly object to this development; it should be revised and the development company should be made aware of the nature and unique features of their proposed building site. While the site is not in the conservation area, its proximity and the building proposed, if approved, will forever change the Conservation area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Brodtman

Address: 11, Gillingham Road Greater London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is too big and intrusive, not in keeping with the surroundings, and without an infrastructure to support such over development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms I M Gunn

Address: 7 Hawkshaw Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I have close links with the area. I am horrified at the proposed plans for Cricklewood Town Centre. It is not enough that they have built an ugly 5 storey residential building near Virgin gym very visible from the Broadway. They have also approved 9 storey bulky residential development (to replace co-op) along Cricklewood Lane. To top it all they want to dump 1100 flats next to it + 25 high block. That is an insult to the local area and sheer overdevelopment of site - ruining local residents' amenities and destroying the Victorian town centre. Too many residential units stuffed into an already congested under pressure neighbourhood which lacks the infrastructure. The tall tower blocks were originally intended for brownfield site near Brent Cross why are they now being stuffed into Cricklewood? In other areas 9 storeys is the max permitted but not in town centre.. This is in breach of planning guidelines. Residential and business properties will be blighted by the size/bulk of the buildings which will block daylight to the Groves, the railway Terraces, the Fairview estates as well as the small shops. History tells us that large high density structures cause trouble eg Chalkhill estate in Wembley- eventually demolished. This development will swamp Cricklewood with social problems and if approved will become a PRECEDENT. This will give the green light for similar structures to be built right across London. Nobody wants that. I sympathise with the locals as the area will become a bleak ugly concrete jungle but the land near Brent Cross is standing idle. Why not put some of the units there. Bad planning! It will be an eyesore that will dominate the skyline for several mile radius. Cricklewood is not Central London and therefore does not warrant bulky skyscrapers. There will be

disproportionate ratio of residential to commercial use. The area needs more commercial/retail outlets/ GP health services to serve the local community. Please reject this awful application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cecilia Wylde

Address: 22 Needham Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of keeping with Cricklewood and the Railway Terraces. It is too high and too dense.

- The architecture in Cricklewood is predominantly Victorian and Edwardian - small scale. Most 2 to 4 storeys high. The B & Q development is for four clusters of tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys. There are no very tall buildings in Cricklewood.
- Planning approved for the Coop site is for 9 storeys (reduced from 15). Matalan is also for 7 storeys (reduced from 9).
- Barnet's Tall Buildings Update 2019 states that 6 to 14 storeys is appropriate for buildings in Cricklewood. This is not Brent Cross South, which is a mile away and where residential buildings will only be up to 15 storeys. The nearest very tall building (27 storeys) is in west Hendon, nearly 2 miles from Cricklewood.
- 1,100 housing units represents overdevelopment of the site. It will equate to some 3,000 or more new residents, putting huge pressure on already over-stretched local services eg GP's, transport, leisure facilities, etc.
- The tower blocks will dominate the skyline and cut daylight and sunlight from Cricklewood and The Terraces, where cottages were built on a north south axis. We only get sun a few hours a day as it is. There will be a huge increase in traffic, even though there is limited parking on site. All vehicular access to and from the site (deliveries, services, visitors) will be via Depot Approach, increasing congestion and pollution on the A5, already one of the most polluted roads in London.

- Cricklewood Station is not a 'transport hub'. There is no tube station and bus travel is painfully slow and congested.
- The tall towers will be seen in The Terraces and destroy views in and out of the conservation area.
- The height of these clusters of very tall tower blocks could set a precedent for the development of the Jewson's site, expected in two or three years.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jacqui Ramrayka

Address: 36 gratton terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of keeping with Cricklewood and the Railway Terraces. It is too high, too dense. Architecture in Cricklewood predominantly Victorian and Edwardian - small scale. Most 2 to 4 storeys high. B&Q development is for four clusters of tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys. There are no very tall buildings in Cricklewood. Planning approved for the Coop site is for 9 storeys (reduced from 15). Matalan is for 7 storeys (reduced from 9). Barnet's Tall Buildings Update 2019 states that 6 to 14 storeys appropriate for buildings in Cricklewood. This is not Brent Cross South, which is a mile away where residential buildings will only be up to 15 storeys. The nearest very tall building (27 storeys) is in west Hendon, nearly 2 miles from Cricklewood. 1,100 housing units represents overdevelopment of the site. It equates to some 3,000 or more new residents, putting huge pressure on already over-stretched local services eg GP's, transport, leisure facilities, etc. Tower blocks will dominate the skyline and cut daylight and sunlight from Cricklewood and The Terraces, where cottages were built on a north south axis, not east to west. The side of The Terraces that faces B&Q therefore gets only half a day of sunlight. A 20% loss of sunlight is very significant if your home only gets sunshine for half a day. There will be a huge increase in traffic, even though there is limited parking on site. All vehicular access to and from the site (deliveries, services, visitors) will be via Depot Approach, increasing congestion and pollution on the A5, already one of the most polluted roads in London. Cricklewood Station is not a 'transport hub'. There is no tube station and bus travel is painfully slow and congested. The tall towers will be seen in The Terraces and destroy views in and out of the conservation area. The height of these clusters of very tall tower blocks could set a

precedent for the development of Jewson's. Local community wishes ingnored.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Warren Cowell

Address: 36 gratton terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Montreaux's public exhibition and consultation was a tick box exercise.Montreaux was told repeatedly by those attending, and by local groups, that the buildings were too tall and too dense but they did not reduce the height.The wishes of the local community have been ignored.This development is totally out of keeping with Cricklewood and the Railway Terraces. It is too high,too dense.The architecture in Cricklewood is predominantly Victorian and Edwardian - small scale. Most 2 to 4 storeys high.The B&Q development is for four clusters of tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys.There are no very tall buildings in Cricklewood.Planning approved for the Coop site is for 9 storeys (reduced from 15).Matalan is also for 7 storeys (reduced from 9). Barnet's Tall Buildings Update 2019 states that 6 to 14 storeys is appropriate for buildings in Cricklewood.This is not Brent Cross South, which is a mile away and where residential buildings will only be up to 15 storeys.The nearest very tall building (27 storeys) is in west Hendon, nearly 2 miles from Cricklewood.1,100 housing units represents overdevelopment of the site.It will equate to some 3,000 or more new residents, putting huge pressure on already over-stretched local services eg GP's, transport, leisure facilities, etc.The tower blocks will dominate the skyline and cut daylight and sunlight from Cricklewood and The Terraces, where cottages were built on a north south axis, not east to west. The side of The Terraces that faces B&Q therefore gets only half a day of sunlight. A 20% loss of sunlight is very significant if your home only gets sunshine for half a day.There will be a huge increase in traffic, even though there is limited parking on site. All vehicular access to and from the site (deliveries, services, visitors) will be via Depot Approach, increasing congestion and pollution on the A5,

already one of the most polluted roads in London. Cricklewood Station is not a 'transport hub'.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr richard strange

Address: 25 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans for the former B and Q car park site are wholly unacceptable to many of us who live in and love our community.

Architecturally they are wholly out of keeping with the vernacular architectural style of the entire area...typically 2 and 3 story buildings, with a maximum of 5 storeys locally. The proposal for 16.17.18.19 and 25 storey blocks would damage the environment and the character immeasurably, as well as depriving residents of light and the right to enjoy the character of the area.

Furthermore, NO social housing is planned despite the intention to build 1100 new homes...a development which would irreversibly change the demographic of our ethnically and financially diverse community.

The development lacks any discernible aesthetic merit, and is purely another attempt by developers to extract the maximum profit from the minimum requirement.

Barnet Council must not allow this to go ahead, or it will show a flagrant disregard for the people of the borough who they are privileged to represent.

It will totally overwhelm our resources and cause enormous road congestion and the associated

additional pollution that services, deliveries and residential traffic would cause. The strain on public transports and service caused by 1100 new homes (a sudden influx of 3000 people) would break an already fragile eco-system.

Please reject this application.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Naylor

Address: 17 JOHNSTON TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the development for the following reasons:

1. It is out of keeping of the area which has no high rise buildings;
2. It will dwarf all the other buildings;
3. No provision for parking for additional cars when the area is already sparse on parking and congested;
4. No provision for extra GP surgeries and schools for the additional people

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Glenda Fontaine

Address: 20 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the application for permission to build on the B&Q site in Cricklewood.

I have had the benefit of looking at the plans submitted to the Local Authority.

The proposal to build a series of tower blocks of up to 25 storeys high is outrageous and should be rejected. The heights alone will be overbearing and will adversely affect the enjoyment of privacy local residents are entitled to. Added to that: the very presence of these flats as proposed will be overwhelming: both dominating the skyline and reducing daylight. The sense of quiet and privacy the residents of the Terraces, have come to enjoy will be impacted in a way that will be intolerable due to their nearness to the site.

The Plans demonstrate that the tower blocks will be out of keeping with existing properties in the vicinity. You will be aware that the Terraces are in a Conservation Area. You ought to know something of the history of Cricklewood. The proposed tower blocks will clearly dwarf the Terraces and all local buildings - traditionally 2-3 storeys high. It is difficult to imagine how it could be suggested that these plans are indeed in keeping with their neighbours. Little or no respect is being shown to the full implication of this fact.

Finally, I have seen the plans as I noted above. I was struck by the lack of diversity evident in the artist's drawings of imagined future residents. The absence of black and brown representations would make Trump's Proud Boys smile. But this is my point: considering the impact that COVID

has had on people's jobs and the threat of massive unemployment; secondly, mortgagors' reluctance to offer mortgages on flats (see BBC Radio 4 'You and Yours', 23/9/20); and mortgagors' traditional reluctance to lend on new builds - I must ask the question : For whom are these flats being built? Investors? It is that why no reference has been made to social housing?

Thank you for your consideration. I would recommend this objection to you.

G Fontain

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Christine Winterburgh

Address: 14 Farm Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan for such high buildings is wrong in this situation as buildings are lower in this area and these high rise buildings will be an eye sore and cut out daylight in surrounding streets. The density of the development is too high and the fact there is no social housing in an area which very seriously needs it is disgraceful. At a time when the economy is in serious trouble this is a very poor idea. People on low incomes need decent homes.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Leydon

Address: 22 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of keeping with Cricklewood and the Railway Terraces. It is too high and too dense.

The architecture in Cricklewood is predominantly Victorian and Edwardian - small scale. Most 2 to 4 storeys high. The B & Q development is for four clusters of tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys.

There are no very tall buildings in Cricklewood.

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Planning approved for the Coop site is for 9 storeys (reduced from 15). Matalan is also for 7 storeys (reduced from 9).

Barnet's Tall Buildings Update 2019 states that 6 to 14 storeys is appropriate for buildings in Cricklewood.

This is not Brent Cross South, which is a mile away and where residential buildings will only be up to 15 storeys.

The nearest very tall building (27 storeys) is in west Hendon, nearly 2 miles from Cricklewood.

1,100 housing units represents overdevelopment of the site. It will equate to some 3,000 or more new residents, putting huge pressure on already over-stretched local services.

The tower blocks will dominate the skyline and cut daylight and sunlight from Cricklewood and The Terraces, where cottages were built on a north south axis, not east to west. The side of The Terraces that faces B&Q therefore gets only half a day of sunlight.

There will be a huge increase in traffic, even though there is limited parking on site.

Cricklewood Station is not a 'transport hub'. There is no tube station and bus travel is painfully slow and congested.

The tall towers will be seen in The Terraces and destroy views in and out of the conservation area.

The height of these clusters of very tall tower blocks could set a precedent for the development of the Jewson's site.

The pandemic has changed people's way of working. Demand for one bedroom flats has already fallen.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Anna Ferrie

Address: 24 Dean Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development as it will be extremely detrimental to the local neighbourhood and the residents of Cricklewood and surrounding areas.

The height and scale of the buildings are completely out of proportion with the area and will be oppressive and overbearing on an already busy place.

The proposal looks like a city of skyscrapers completely out of keeping with the nearby area of terraced brick Edwardian houses and shops and will tower over the skyline and be seen from miles away. This is not appropriate for a low rise mainly residential area .

The junction and Cricklewood Lane particularly by the bridge is very narrow and often extremely busy with terrible traffic jams. It has numerous bus routes and the High road is also one of the main arteries into London.

Both during construction and afterwards the development will cause a dangerous increase in traffic in an extremely small area .Hundreds of the nearby Hampstead School pupils and other families with young children overwhelm the area at certain times of the day. In addition a safe pedestrian route for them across the existing carpark will disappear so forcing them onto the main roads and narrow pavements.

The number of new residents will cause a huge number of problems for local infrastructure and services, schools, health and social care for example already overstretched. Many nearby Brent schools are always full already so how will they cope with increased numbers.? There are a large number of other housing developments happening at present both in Cricklewood and in the surrounding areas of Willesden Green, West Hampstead and Kilburn. This will all add to this

pressure on services and infrastructure .

Cricklewood already suffers in many ways by being on the border of 3 boroughs and being so dominated by busy main roads .It has lots of deprivation and social issues , poor housing, no tube station and no large greenspace in the immediate area.

The development offers absolutely no improvement or opportunities for their lives in the way of cheap housing , amenities or open space and will be extremely damaging for the communities and harmful for the people who live and work there.

To Summarise:

Too high and extensive/Out of keeping with local area

DangerousTraffic increase

Pressure on services and infrastructure

No social housing

No Open space/environmental concerns

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr joseph smallwood

Address: 47 chichele road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The development is way too high.

2. It is also a missed opportunity to create extra bus lanes in Cricklewood Lane. This could be done in the current empty grass area. This was ease the chronic traffic congestion in the area by encouraging people to swap to public transport.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Hurlocker

Address: 220 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: My family has lived at my property for 4 generations and I am horrified at the prospect of this development and the height of the proposed buildings. They are obscenely too high. The tower blocks will dominate the skyline and cut daylight and sunlight. I have viewed the projected shadow fall representations and they show that these structures will mean a direct loss of sunlight in my garden at key parts of the day. This development is totally out of keeping with Cricklewood. The architecture in Cricklewood is predominantly Victorian and Edwardian - small scale. Most 2 to 4 storeys high. The B&Q development is for four clusters of tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys. There are no tall buildings in Cricklewood. Planning approved for the Coop site is for 9 storeys (reduced from 15). Matalan is also for 7 storeys (reduced from 9). Barnet's Tall Buildings Update 2019 states that 6 to 14 storeys is appropriate for buildings in Cricklewood. Even at Brent Cross South the tallest building will only be 15 storeys. The nearest very tall building (27 storeys) is in west Hendon, nearly 2 miles from Cricklewood. There will be a huge increase in new residents and traffic, even though there is limited parking on site. All vehicular access to and from the site (deliveries, services, visitors) will be via Depot Approach, increasing congestion and pollution on the A5, already one of the most polluted roads in London. Cricklewood Station is not a 'transport hub'. Montreaux's public exhibition and consultation was a tick box exercise. Montreaux was told repeatedly by those attending, and by local groups, that the buildings were too tall and too dense but they have ignored the wishes of the local community. I am appalled that these buildings may be allowed to dominate and destroy the skyline of

Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Anthony Hurlocker

Address: 220 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds that the proposed massive development fails to comply with Barnet's Tall Towers policy document. The cross section on page 31 and the subsequent table shows that B & Q Cricklewood site was only intended to have 8 storeys when the policy was written in 2019.

The tower blocks will dominate the skyline and cut daylight and sunlight. I have viewed the projected shadow fall representations and they show that these structures will mean a direct loss of sunlight across my property and garden, at key parts of the day.

The buildings are not in keeping with the 2-4 store Victorian and Edwardian architecture of the area.

We are already overrun with new developments, i.e. Brent Cross South regeneration, Co-Op, Matalan, The Broadway (Cricklewood Lane) and recent projects at the Childs Hill end of Cricklewood Lane. All of these, plus this projected development will place an unacceptable strain on traffic along Cricklewood Lane. Having lived at my property for 25 years, it has become almost impossible for me to exit my driveway efficiently due to the increase in traffic over that period. This development will only add to the congestion at the junction of Cricklewood Broadway (even taking into consideration the proposed widening of that junction). Quite often the current congestion from that junction backs all the way up to the Hendon Way junction and beyond towards Childs Hill.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claudia Parker

Address: 29 Johnston Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is not in keeping with the 2-3 storey buildings in Cricklewood.

There does not appear to be enough parking for the residents who have cars.

There is no social housing.

Having such tall buildings will cut out the light which comes through to the Terraces and it will be a very claustrophobic

atmosphere with these huge buildings looming over us.

Claudia Parker

29 Johnston Terrace

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Jackson

Address: 42 Sarre Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection by Fortune Green and West Hampstead Neighbourhood Development Forum to the planning application for B & Q Broadway Retail Park at Cricklewood Lane London NW2 1ES

Ref: 20/3564/OUT

The Fortune Green and West Hampstead Neighbourhood Development Forum (NDF) was formed in 2012, recognised by LB Camden in May 2013, prepared a Neighbourhood Plan for its Area which was examined, subjected to referendum and made in May 2015.

One of the main threads in the plan has been to control over-tall buildings in otherwise low-rise areas and maintaining the character of local "town centres". This development cuts directly across those ideals.

The NDF's Area ends approximately 200 metres from the proposed development site and, given the proposed building heights (from 9 to 25 storeys) and the intensity of the development, the impact on the NDF Area will be significant.

The application uses the proposed Co-op development 1-13 Cricklewood Lane as a precedent for high rise development in the area stating it has 13 storeys. In fact, the proposal has been cut down to 9 storeys and still does not have planning permission. Should that be approved, the NDF believes that that nine storeys should be a maximum for Cricklewood Lane and Cricklewood Broadway, not the starting point from which developers negotiate upwards.

Section 2.8 Tall buildings, page 21 in the Masterplan Submission shows how few buildings over nine storeys exist in the area. It also shows that those that do exist are well spread out. The proposed development is also extremely dense, indeed, the plan in section 2.8 would be unable to show all four blocks within the area of the site. There will be resulting widespread and severe impact on traffic, transport and other infrastructure.

Given the changing nature of cities, particularly post Covid-19, this type of very high and intense development needs careful reconsideration.

There is a critical shortage of affordable housing in the local area and this proposal is not explicit in how much it will provide.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kamini Corriette

Address: 36 B Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building design for the B& Q site is horrendous. It will spoil the sky line & the entire look of this historic town. Why do you want to put such a monstrosity building in our neighbourhood. We have fought hard to create Cricklewood into a village & with the design proposal it's going to ruin the historic look of the area. First the developers are too greedy & don't consider the residents in their proposal. The area will lose its charm and become a concrete jungle, residents will lose the atmosphere and openness that is on offer right now. Everything is about more & more flats. How many are affordable. We have to put a stop to this ridiculous idea. Build something that will enhance the area not make it worse than it is.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia M de Hanika

Address: 22 Dartmouth Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is ill conceived from every angle;

Compared to the South Kilburn house scheme, it is too high (think of Grenfell Tower at 24 floors high) and lack of human resources to combat the fire created a human catastrophe.

These are the main points of my objection;

-The scale, lack of detailed design, shown in this scheme shows an amateur approach and the architects have no portfolio of finished projects to show.

- imposition on the skyline creating huge blocks of shadow on the near community

- underdeveloped infrastructure to support

the traffic

health clinics

schools

pedestrian ways

access for parking, bike storage, and safe areas for children to play in

Environment;

Loss of tree scape and skyline.

Effects on listed buildings and conservation areas

Produces a precedent for other development like this, which are ugly inhuman and will cast a unacceptable example for planners in the future.

Risk of Crime;

High density living creates crime, unhealthy infection rates (think Covid-19) and spread of disease. Without security this size of estate would soon become a sink development for crime.

There is an inherent loss of family homes, which were so successful in the Victorian era, terraced housing with gardens may be impossible now in suburban London, but making a prison in the sky is not conducive for family life

Sustainable and affordable housing

This is the worst example of simplistic, under detailed design for living in the future. There is no philosophy, no art, no thought in this proposal.

The whole design should be scrapped and rethought with careful detail to what sustains human life, not what destroys it.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Arvind Mistry

Address: 51 Ashford road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This Development will increase traffic in a already congested and busy area, problems with parking, the effects of heavy lorries movements in and out of the building site and overall the increase pollution in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret Karliner

Address: 39 Sneyd Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the plans proposed on the following ground:

1. The buildings are overwhelming in size and not in keeping with surrounding architecture. They look ugly and lacking in pleasing features.
2. The traffic is very heavy in the Broadway, Cricklewood Lane and the surrounding streets. More residents with cars using the streets will cause delays, loss of business because of inadequate parking provision and increased pollution. There are already plans in place for other buildings and business along the A5. These will stress capacity beyond a reasonable limit and these current proposals do not seem to take other plans into account
3. Overcrowding and pollution are detrimental to physical and mental health and these plans will exacerbate a situation already difficult for those with health problems.
4. I do not see what proportion of the proposed 1100 residential units are to be affordable housing

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jean Bailey

Address: Flat 1 26 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal as it is overdevelopment of site in breach of the Council's 2019 guidelines on tall buildings. 6 Tower blocks (16-25 storeys high) are proposed for a small area in Cricklewood Town Centre in addition to a 9 storey development already approved. If approved this will be similar to putting 6 big elephants into a field of small mice. It is a material change of use from commercial to residential with large increase in usable space. Cricklewood does not need any more residential units as the infrastructure will not allow for it. Too many have already been approved.

With reference to the Barnet 2019 tall buildings update these buildings fall into the 'very tall category'. According to pg 46 re very tall buildings they must respect the 'character and context' of the surrounding areas as well as transport and effect on conservation areas. This proposal already fails on 3 counts.

1 Too tall, bulky overbearing, modern looking in comparison to existing Victorian 2 storey houses. It will stick out like a sore thumb.

2 Existing transport facilities too poor to cater for this proposal. Buses already overcrowded plus traffic gridlock in the area.

3 Proximity to CONSERVATION area nearby. This will be built right next to the historical Railway terraces. These ugly modern tower blocks will dominate the skyline will ruin the historical appearance of delightful cottages. You CANNOT have historical conservation properties against a backdrop of ugly modern blocks of flats. This goes against council policy for conservation areas. Other problems will arise ie loss of daylight, sunlight, traffic congestion, lack of GPs. The historical

fabric of Victorian Cricklewood will be ruined by a very ugly modern structure that does not blend in with the existing historical architecture. The heritage of the area must be preserved .This plan is to the detriment of the local community with no benefits. Large tower blocks cannot REGENERATE any area. Please REJECT this.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sandra Fontano

Address: 102 Ashford Court Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I object to a development: the scale and size is completely out of character with the area. In addition, this size and scale puts increased pressure on local services such as GPs.

The health impact report itself states that existing healthcare facilities are already overstretched: 2,177 patients per GP versus the target which is 1,800 (without the development). So with current facilities already over the limit, an additional 2,132 residents will only stress the impact on our NHS even more. This is unacceptable.

Additionally, what this health report does not take into consideration is that it is only evaluating the impact of the additional residents this new development would bring in, but there are already additional developments that have been given approval on the 194 Cricklewood Broadway / Galtymore site (94 residential units) and 1-13 Cricklewood Lane (145 residential units). There is no additional capacity for 4 blocks including one which is 25 storeys high. The local height limit for flats in the area is 9 storeys as per Ashford Court. Any new developments must remain in keeping with the local size and scale.

Extract from the health report.

GPs

Chapter 5 of the health impact report identifies the following: "existing healthcare services within

accessible distance of the Site. There are currently seven GP surgeries within 1km of the Proposed Development, with 22.3 FTE GPs and an average patient list size of 6,923. There are on average 2,177 Patients per FTE GP, WELL ABOVE THE 1,800 TARGET SET by the Royal College of General Practitioners.

The additional 2,132 residents estimated to reside at the Proposed Development WILL PLACE ADDITIONAL DEMAND UPON THE LOCAL HEALTH FACILITIES.

Taking a 'worst-case scenario' in which all new residents register with a local GP practices, THE ADDITIONAL RESIDENTS WOULD INCREASE THE OVERALL PRACTICE LIST SIZE TO 2,269 PATIENTS PER GP, WHICH IS ABOVE THE 1,800 TARGET SET by the Royal College of General Practitioners.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hywel Lloyd

Address: 157 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size and scale of the development are totally out of character with two /three storey Cricklewood; worse they don't appear to have much of a tenure mix nor built to particularly high build/environmental standards - please think again, especially when most of the housing numbers we have are formulaic and have little to do with the reality of housing demand (and money supply)

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Salene Kumar

Address: 56 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is very unsightly

This is an overpopulated area

This will change the look of the area which is completely residential with only 2/3 floor houses.

This will change the feel of this zone 2-3 area - such high rise buildings should not be part of the open space in this area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr J Sullivan

Address: 39 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed heights are deplorable, the size and massing far removed from anything in Cricklewood existing or recently approved by way of new development. It's certainly not in keeping but will be very much detrimental to the local street scene but because of the size, design and massing would be a discordant form of development which would fail to enhance or preserve Cricklewood or the immediately adjacent Railway Terraces conservation area.

The blocks pose a serious dominant, overbearing outlook from homes, gardens and amenity spaces not just nearby but for considerable distances across Cricklewood.

There will be a loss of privacy with overlooking due to the height of the towers to surrounding homes taking away peoples enjoyment of their private gardens and communal garden spaces, prominent within the nearby Railway Terraces conservation area.

It provides a far too aggressive dominant backdrop against historically listed buildings such as the Crown Hotel and the Railways Terraces conservation area detracting from these local landmarks. Proposals do not satisfy the Cricklewood Railway Terraces Character Appraisal report.

Daylight and overshadowing will be adversely affected across parts of Cricklewood for longer periods of time than now currently enjoyed.

The number of units being proposed creates a density and scale of development which would create a population far exceeding road and local transport infrastructure serving the area.

There is little in the way of soft landscaping or external amenity space in comparison to the total number of residential units proposed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Laura Neville

Address: 32 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is not in keeping with the other buildings in the area and will add to congestion around Cricklewood and at the station.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Dolores Phillips

Address: 60 Purley Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is too big, too ugly and definitely not in keeping with the local area. Do we really need more UNAFFORDABLE housing. There are already lots of developments along the Edgware Road and particularly Colindale that are empty. Please do the right thing and do not let this go ahead. Traffic in Cricklewood is already a nightmare.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Patrizia Canonero

Address: 114a Mora Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning development is completely out of character for Cricklewood, far too high storey buildings, making this already congested area impossible, for both pollution, traffic, litter etc.

Are you building new schools instead to house the thousand of children that will live in these flats? Where is B&Q transferring to? Do we not need more of these retailers, like Wickes rather than more flats?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joseph Bryan

Address: 14B Chichele Mansions Chichele Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application. It is also clear from the other comments that the overwhelming majority of respondents, most of whom are local residents, also object.

My reasons for objecting are:

1. The size, scale and number of buildings are totally out of keeping with the character of the area. I fully support the principle of increasing the available housing stock, but development must be proportionate and respectful. This proposal is the opposite.
2. Even a significantly reduced version of this proposed development would overwhelm local services and transport links. There is a striking lack of consideration in the proposal for how to accommodate increased demands on local shops, GPs and schools, not to mention the increased traffic levels on already busy local roads. Cricklewood station (which has only four trains an hour in peak time) would be unable to cope.
3. There would be a loss of privacy for local residents who would be overlooked in their flats, houses and gardens.
4. There would be a detrimental impact on local conservation areas, including the adjacent railway terraces, which have great local heritage value.

5. The proposal includes insufficient provision for affordable housing.

I would support a smaller-scale development with sympathetic housing of up to four or five storeys.

But I think the only option for the Council is to reject this application in its entirety. Even a less extreme version of the proposal would still cause the all of these problems.

I suspect the developer, in making such an extreme proposal, does not really expect it to be approved in its current form but thinks that a watered-down proposal might be accepted. But even a watered-down proposal would cause the problems that almost all of the commenters have identified.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ursula Lee

Address: 64 St Gabriels road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This development is out of character with the surrounding area. Does not support the 2/3 storeys in the neighbourhood and would be overbearing

Cricklewood has character the change to 16 to 25 storeys buildings would ruin the skyline.

Residents do not want every space filled with concrete we want open space green parks trees and leisure facilities

The roads around the area are already congested

For mental health we need houses with gardens! Not a concrete block rented out to a transient population who do not own the environment

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jo Wright

Address: 9a Stanley Gardens LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The addition of 1100 additional residential units will substantially increase the population density. It will be overwhelming.

The tower block is out of proportion with the traditional low rise building in the immediate area. Unsympathetic to the local area. As planners you should take these points into consideration. Don't be bribed or bullied by the Councillors, think of the community.

B&Q is an extremely important and useful resource for household goods. The loss of the shop will be very inconvenient and result in longer car journeys to get to the next B&Q. This causes more pollution. Items bought at B&Q need a motorised transport so will end up with more traffic!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Gray

Address: 63 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an unacceptable enormous development, with no apparent social housing, with an enormous increase of cars causing blocks in surrounding road, increasing pollution and ruining the sky outline of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Daniella Douek

Address: 125 Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the neighbourhood and use the B&Q store often. It is a local amenity which will be greatly missed as there is no equivalent nearby.

To demolish and build 1100 homes and commercial premises in buildings ranging from 3 to 25 storeys will create a strain on local infrastructure . The traffic around Cricklewood Broadway is already horrendous and more people and traffic will make the areas even more overcrowded and congested. This is a high density area already and allowing this development will make the situation worse.

It also appears that there is only 35% affordable housing , insufficient car parking spaces so it will make it even more difficult for existing residents to park in the neighbouring streets, and only 1 Club car space for, at a conservative calculation, at least 2,000 people .

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Hayward

Address: 87 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys is way too high with nothing around it coming close to that height. It will create a windy /shadowy area with the only way to see the sky looking straight up.

How can there be no social housing within a development of this size driving the less fortunate away with only the moneyed left to enjoy there penthouse flats looking over the less fortunate below.

The traffic around Cricklewood is already at bursting point and with this and other developments around Cricklewood it will be impossible to get anywhere.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Darell Carey

Address: 11 Gillingham Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is simply too big for this area. It will not only be completely out of keeping with the neighbourhood but it will put an enormous strain on local services. Already the trains are packed, the traffic in the area is constantly at a standstill, and I worry that there will not be enough schools, doctors surgeries, etc to support this volume of extra demand. The volume of traffic this proposal will generate will also undoubtedly lead to greater Levels of air pollution. I do accept that there is a need for more housing and some could be put here, but the sheer volume in this proposal is not workable and will overwhelm the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr N Curtin

Address: 8 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live very close to this development. I strongly object as this development will not have any positive impact for the local community. It will cause more harm than good. We will be losing a walk in centre/GP, B&Q and poundstretcher and get even more residential units more burden on traffic, transport, schools etc. Cricklewood does NOT need more housing. Too much has been added already. To improve the economic prospects of the area commercial units should be added in. B&Q and GP Walk in centre should be reinstated. Extra housing is a burden on scarce resources.

Myself and others living in the 2 storey Victorian Groves will be heavily negatively impacted by the 4 skyscrapers planned. These will dominate the skyline and will block much daylight to the properties ruining the view for many. We already are surrounded by the bulky Crown hotel buildings which results in loss of daylight and noise pollution. To have even higher buildings in the vicinity is an insult. The ugly tall modern buildings will clash with the grade II listed building The Crown pub as well as the conservation area railway terraces and the Victorian Groves. This will ruin the historical appearance of the area. Properties in the Groves will be overlooked causing loss of privacy issues.

The area has much crime already more housing units will only exacerbate crime.

Re GP services take note that GPs have catchment areas. We have lost the local GP. The 2 other Barnet practices the cut off point is Claremont Rd and for the Camden practices the cut off point is Richborough Rd. Chichele Rd 2 doctor GP is run down, struggling with poor CQC rating. Which surgery will take on these 3000 extra people? The new development needs a new GP

surgery/walk in centre to replace the one lost.

Nothing positive about this development - not suited for Cricklewood. It is badly planned which disregards residential amenity. Please be kind to the Groves residents and reject this as the plans go against council 2019 guidelines.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Yvonne Dykes

Address: 41 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the proposed scheme as it is clear from the planning application that the applicants have not considered the negative impact their 1100 new homes will have on air quality, natural daylight, public transport and the local community.

We already suffer from overwhelming numbers of cars and lorries using the Cricklewood section of the Edgware Road, we cannot possibly, be expected to live with the increase of pollutants from up to a thousand more cars in the local area.

Cricklewood is a low rise area. Tall towers and large blocks of flats will cast shadow over existing buildings making the surrounding streets gloomy.

The impact of the sheer numbers of people in a housing scheme this size will make public transport even more crowded than it is already in peak times.

The scheme has no social housing provision and will benefit landlords rather than residents. The transitional nature of renters will prevent ordinary people from putting down roots in Cricklewood. Whilst I am not objecting to new housing and new retail opportunities, I believe this huge development will be detrimental to the local area; an overwhelming imposition on the vibrant Cricklewood Broadway. There is a need to be more sympathetic, to use the opportunity to improve rather than cram Cricklewood with housing that will only benefit landlords.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Audrey henning

Address: 34 Needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to you concerning the mammoth scale of this development at the B+Q site in Cricklewood. I understand that development needs to take place, but I would appreciate a small amount of concern for the environment where this to take place. These plans would overwhelm my little terrace cottage and the unique beauty of the Railway terraces would be lost. Not only would the cottage be overloaded, but the whole area would struggle from over population in respect of health care and other facilities. These extra-ordinarily tall blocks of flats would be totally out of keeping in this area. I would have thought that after the disaster at Grenfell Tower a very short while ago, these tall blocks should be banned for safety reasons. Not only would these blocks be an eye-sore, but they would block out any light or open aspect that we might have.

I strongly object to this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mike Hannett

Address: 56 Westbere Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The size and nature of this development is totally unsuitable for the area. The height of the proposed blocks is out of character with the surrounding area; the increase in population involved would overwhelm the infrastructure of already crowded and traffic-jammed Cricklewood; additional school numbers are not planned for; there is no provision for much needed genuine social housing and provision only for the bare minimum of 'affordable' housing. The proposal has no benefit to existing residents of the area and will only benefit the developers and possibly -and in the short term only - the council. I strongly object to this application.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katrina Fallon

Address: 11 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an oppressive, light depriving development, completely out of keeping with the character and height of buildings in the area. It will not be a positive contribution to a community that is already having to deal with new developments and the excessive amount of traffic and pollution they bring as well as the continuous stretching of our vital local infrastructure which cannot possibly cope with the potential influx of 3000 new residents.

No one wants tower blocks, not the people looking for homes nor those who have to live around them. There is compelling evidence from survey after survey on this fact and the consequences of building housing that causes more stress, more mental health problems. Children living in high rises suffer more behavioural problems. Vandalism and anti-social behaviour increase and all these outcomes inevitably spill over and need additional resources to deal with them. They deeply affect and change their surrounding area.

In a time of huge societal upheaval when a cohesive community and one's neighbours have meant so much to so many of us, and in some cases been literally lifesaving, surely no council in good conscience could agree to plans of this nature.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Jones

Address: 1 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the architecture in Cricklewood, which is mostly small scale with buildings not more than 2 to 4 storeys high.

The B & Q development, for tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys, will dominate our skyline and cut daylight and sunlight from Cricklewood and The Terraces.

There is also likely to be a large increase in traffic with 1100 new flats planned.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Nathan

Address: 40 Dartmouth Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of scale for the neighbourhood and the location. The density of the development is far too great. There are to be 5 tall tower blocks, the highest being 25 storeys and they are each far too high. The worst block is the tallest block which looms over the adjacent residential area.

The sheer, outrageous scale is mind-boggling. These towers are being built in an area of low height buildings and are completely out of scale with the whole character of Cricklewood and with the neighbouring houses and shopping area.

The 'artistic drawings' are quite mischievous, in that they give a false impression by leaving out real comparisons with the neighbouring area in Cricklewood.

This is a development proposed out of profit, without even a 'fig leaf' to the surrounding. If this development is allowed, it will adversely affect the whole area for generations to come - we (the Council, the electorate and the neighbours) really cannot allow that to happen.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Cryne

Address: 10 SNEYD ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strenuously object to this grossly overscaled proposed development which has no place in our community.

I have before me the newsletter for Brent Cross South and find it difficult to comprehend how incompatible this planning application is with what I am reading about Brent Cross South. As far as I can see, the largest block on that development is of nine storeys, here we are faced with blocks of 16 and more up to 25. Unbelievable. Surely there should be a coherent overall plan that links Brent Cross South with the Cricklewood Infrastructure. No such coherence is evident.

The proposed development is too big, it is totally out of line with what can be found around it. To use the words of Prince Charles in a different circumstance,

"In 1984 Charles, Prince of Wales, described the proposed Sainsbury Wing extension to the National Gallery in London as a "monstrous carbuncle on the face of a much-loved and elegant friend", a term he has used since to describe other pieces of architecture."

This proposal is monstrous, the density and the height are far too great for the amount of space available. They are out of keeping with the current two and three storey locality. The proposals are totally against Barnet's stated policies on tall buildings and regeneration. Can we but hope that Barnet will apply these policies and not ignore citizens who feel, at times, that being at the far

edge of the Borough leaves them open to a less strict interpretation of policies applied elsewhere in the Borough.

I also bemoan the loss of the shops/stores on the site. Poundstretcher provides a welcome lower cost shopping unit for many local residents while B&Q is a handy place to obtain a wide range of household goods including for the garden.

There are many other reasons to reject this application out of hand but there seems no great point in repeating the cogent arguments already set out in the numerous objections that have already been submitted.

REJECT

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Scott

Address: Ground Floor Flat 101 Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Objection on behalf of The Fordwych Residents Association, which represents people living on Fordwych Road & adjoining streets in the Fortune Green Ward, London borough of Camden, NW2/6.

Fordwych Residents Association objects to the scheme on the grounds of over-development in such a small site, and the height of the towers and does not include enough affordable housing. Our residents living in Cricklewood are next door to this development and, as such will be significantly affected by it. The proposal is far too tall and dense - there will be five tower blocks, with the highest being 25-storeys, which are way too high. The tallest block in this scheme, should not be any higher than the scheme approved for 1-13 Cricklewood Lane, which includes a 9-storey tower. The tallest 25-storey tower is sited next to Cricklewood Lane and the railway bridge, instead of at the back of the site. This scheme is not in keeping with the character and scale of the Victorian buildings in Cricklewood town centre, which range in height from 2-3 storeys. The developer's drawings are misleading, as they give a false impression by leaving out real comparisons with the neighbouring area, with the towers looming over Cricklewood and the wider area in North West London. The huge towers will obscure daylight and overshadow large areas of Cricklewood and beyond. Our residents are extremely worried and concerned about the effects this proposal will have on traffic in Fordwych Road, Westbere Road and other local roads in the Camden Borough. This scheme will produce high demands on local infrastructure and services, which are already over-stretched. Local bus routes and Cricklewood Thameslink station will be

unable to cope with additional demand with present infrastructure. Traffic on Cricklewood Lane will be grid-locked. This scheme, if approved will harm the nearby Grade II listed building The Crown public house, as well as the conservation area railway terraces and the Victorian Groves.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jane Jackson

Address: 74 Sumatra Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale and massive size of the development is out of character with the surrounding area and will completely overwhelm the nearby buildings which are generally two and three storeys. It will be detrimental to the character and appearance of the area.

It will certainly result in a loss of privacy and visual amenity for many local residents and is out of keeping with the local conservation areas.

The high density of dwellings and increase in population will overwhelm local services. It will increase traffic levels on surrounding roads which are already congested and put a strain on public transport. The traffic junctions nearby are already very difficult for car users and pedestrians trying to cross at the present time, such a large development will only have a detrimental impact.

More housing is needed but any development should respect the local character of the area and be proportionate with the existing buildings. This scheme offers neither and does not include any provision for affordable housing.

The drawings which the developers have submitted are misleading as they do not give a true picture of the scale of the development and do not allow a proper comparison with the surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Winifred Barry

Address: 56 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed tower blocks are much too tall. The roads around the site are already congested so the additional traffic will create more problems on the roads and with pollution.. there are 2 infant schools nearby.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steven Darken

Address: Flat 1 19 Maygrove Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed development is way too tall - should be less than half proposed height. Current plans will dominate the skyline with 2 mile radius at least and will be an eyesore.

Dense number of housing will overcrowd local District in local shops which are already very populated on weekends

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Charlotte Wattebot O'Brien

Address: 52 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development will cast a shadow over this low level area, leading to a sense of oppression and reduced access to light for local residents. This is likely to have negative mental health consequences for residents.

This already populous, relatively less wealthy area will experience further pressure on space, local services including transport links, healthcare and schools with no associated plans to plan ahead for these issues.

The total lack of provision of affordable housing is unconscionable given the current state of the housing market and waiting lists for council accommodation. Given the current economic environment it is implausible that this situation is likely to improve in the next 20 years without support from local authority planning departments.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rumen Djemal

Address: 56 Anson rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Like a great number of local residents I am not in favour of the development, it's too big and too many units, with all the problems of pollution traffic it brings with it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rod Harrison

Address: 25 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is out of keeping with the area, owing to its height and density. It's not just the 25 storey block but all the tower blocks are too high, the collection of which makes for a wall of height with little permeability of light.

It is completely unacceptable for one development to dominate our community.

This development will be seen for miles around and will block light to the groves, the railway terraces, Cricklewood Lane and surrounding residences.

No social housing is completely unacceptable, and Barnet's appalling record on holding developers to account when it comes to delivering affordable housing should be noted. There is no real commitment of affordable housing in the plan and Barnet has a record of forgiving developers when they don't meet the already low affordable targets.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Patricia John

Address: 22 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Four adults live in our house in Gratton Terrace and we all object to this planning application.

The Terraces and neighbouring properties in Cricklewood will be adversely affected by the proposed 15 to 25 storey Tower blocks. Loss of light: some Terraces in our Conservation area currently only enjoyed 50% sunlight and these proposed building would cast a long shadow over these and surrounding residences in Cricklewood.

A blot on the landscape: Barnet approved a 7 storey building on the Co-Op site. Whilst we feel this height is not in keeping with the predominantly Victorian and Edwardian area this 25 storey planning proposal is totally unacceptable. Visually obtrusive to the whole of Cricklewood and for miles around.

1,100 dwellings with potentially >3000 additional residents with no proposed infrastructure?

No additional Green spaces.

No parking facilities does not mean no additional cars owned by tenants.

GP surgeries within the area have no additional capacity to cater for such numbers.

Walk in Medical Center in Cricklewood Lane facing closure: no replacement to the detriment of existing residents.

This area of Barnet has no A&E facilities.

Clearly local schools will not have catered for an unknown number of possible students.

Cricklewood has one train station, no tube and buses which are frequently stuck in traffic on the A5.

A5 is a very heavily trafficked road causing high levels of pollution, a high concentration of tall buildings will not aid in the disposal of car, bus and lorry fumes.

What studies have been undertaken on the "wind tunnel" effect these buildings may cause to our neighbourhood.

The developers of this site clearly disregarded local views during the consultation period. We hope that Barnet Council will reject this planning application in its entirety in support of local residents objections.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Joanna Panasiuk

Address: 27 Pandora Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrosity that does not blend at all with the low rise area of housing. I am totally against it.

There is no social infrastructure to support so many extra people in the area either with also new West Hampstead West End Lane and O2 centre getting several thousands more people as residents. No additional hospitals, doctor surgeries, primary or secondary schools, parking, libraries or other communal places not forgetting transport! We are not sardines to pack as many as possible into already congested area. It is impossible now to get a GP appointment and was before the lockdown, let alone with few more thousands of people, plus was it a Cricklewood GP surgery being closed down in any case.

I object!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sandra Stopler

Address: 10 ashford roof London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The buildings are too high and out of character for the area I am happy for Cricklewood to be redeveloped but with a better design.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cllr Anne Clarke

Address: c/o Labour Group Room Hendon Town Hall London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is very important to get the plan for this site right. As a key town centre site, what happens here will shape Cricklewood for decades to come. This aggressive plan is not suitable and would overwhelm the area. It is a monster and I urge the committee to reject it.

My objections are as follows:

Density-

1,100 flats on the site is far too many. I am concerned about the quality of life for those who would live in this development. Cricklewood Lane has poor air quality and building at height above it would mean approx. 3000 people living above a badly polluted road. This density ahead of the pandemic would not be acceptable but it is especially not acceptable now. The recent changes to urban life necessitates careful consideration of this very dense style of housing.

Loss of light-

I object to the loss of light to ward residents in the Railway Terraces conservation area, Cricklewood Lane, Dairyman Close, Claremont Road and the Groves. Approval of this scheme would also harm the Grade II listed Crown pub on the Cricklewood Broadway.

Out of character of the area-

These buildings would blight the landscape of the town centre and far beyond, forever changing

the skyline and the area. The large buildings would be overbearing and change the character of the area. I note that the 25 storey tower in West Hendon can be clearly seen from the Clitterhouse Playing Fields which is a full 2 miles away.

There is simply nothing in the area with anything like the proposed heights and scale. The development would be out of place and dominate the community.

No social housing-

Any development of this size should be an inclusive one, a development of this size without social housing is appalling. We have an acute need for social housing and to not include any is a clear missed opportunity.

The affordable housing element is non-committal. The developer's aspiration of 35% affordable is the legal minimum.

Objection continues as I ran out of characters.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cllr Anne Clarke

Address: c/o Labour Group Room Hendon Town Hall London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection continued.

Public realm-

Whilst I am pleased to see an increase in green space, I am concerned that this green space is be on private land. When I asked the developers who would pay for litter picking and maintenance, I was told the service charge of residents would pay for the cost. This is likely problematic for future residents. The number of fast food restaurants, together with poor enforcement of litter dropping in Barnet, means our town centre always has a lot of litter every day. I worry that this ongoing cost to residents will put pressure on the freeholder to limit public access. Assurances that this space will remain open to the public need to be made.

Barnet's Tall Buildings Policy-

This plan goes against Barnet's own policy on tall buildings which highlights Cricklewood as being inappropriate for very tall buildings. The collection of towers makes for a very dense cluster of buildings.

Pre-planning engagement

I would like it noted that I attended 4 pre-planning meetings with residents and the developer's agent. During all of these meetings, concerns about height and density were raised and were

clearly unacceptable to local residents. I am deeply disappointed that the developer made no alteration to the plans following input from residents. Rather than listening to residents and adjusting the plans, the developer wasted everyone's time and charged ahead with this plan. It is plainly unacceptable to residents as illustrated by the number and the quality of objections.

For all of the reasons above, plus the many excellent objections on the planning portal, this plan should be rejected.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss K Morrison

Address: 16A Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My reasons for objecting to this monstrosity of a development have already been stated by 600+ people who have already objected.

Tower blocks of 15-25 storeys are being proposed for no one's benefit bar the developer.

Cricklewood needs more family homes and social housing, not luxury one and two bedroom flats that only rich, buy-to-let investors will buy. There is no social housing included in these plans.

The blocks are completely out of keeping with the area and they are too high in density. This will put further strain on our already creaking infrastructure - Thameslink trains are already packed in rush hour, and the surrounding roads are gridlocked every evening with traffic.

It will be good to see more green space though - this is something Cricklewood desperately needs.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emily Raiher

Address: 16 Oak Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Andrea Harpprecht

Address: Newall House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear planning team,

We are very concerned after reviewing the planning application for the new development in Cricklewood. Initially, the outlook of a redevelopment sounded exciting, but the current plans are disturbing for the following reasons:

1) The height of the tower blocks is completely out of place with the neighbourhood and the entire area. They will dominate the the skyline, cut daylight and their presence will overshadow the lively highstreet and residential streets with mostly 2-3 storey houses. Any development above 5-8 storeys would destroy the character of Cricklewood. How could the current plans even come forward to this stage without any serious adjustments?

2) The number of flats and corresponding number of cars and people will overwhelm the current infrastructure even with future improvements planned. 1100 flats equal 500-1000 additional cars committing in/out of the area during rush hour. What evidence did the developer provide to prove that the infrastructure in the area can cope with this extreme additional load?

3) There are currently 1100 new flats planned but NO social housing! How is this in line with ensuring that Cricklewood stays a diverse neighbourhood that enables all people to lead a happy life with a safe home?

Best regards,
Andrea Harpprecht

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lewis Harrison

Address: 25 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not against residential development of this site in principle, but this proposal is not appropriate. It is too tall, too dense and not in keeping for the area. The design makes no effort to fit in with the surroundings and it is very much a proposal that is geared to only benefit the developer.

We need social housing, and more things for young people to do. This development does not address local needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sona Lisa Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A gross and unsustainable over-development of the site, totally out of keeping with the area, this development will overshadow and ruin the character of the area and damage the community. There is no merit in this and no reward for the community or potential future inhabitants. It's sad to think that this is even being considered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads, primary health care and schools, and environment are all ready strained. This development will only add to the burden and be a blot on the landscape. The tower blocks are too high and the density too great.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Jill Henry

Address: 66 Agamemnon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal based on the height of the buildings which are totally out of keeping in the area. The proposed block would tower over the area around it and dominate visibility from neighbouring properties from every angle.

There is no plan for social housing and there is no clear plan for an amount of "affordable housing".

A development of this size will add to overcrowding on local transport and nearby roads, which are already extremely congested at nearby junctions to the proposed site.

This over-development would add no benefit to the area, in fact it would only harm the neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Lisa Zaidell

Address: 33 Newton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- The scale and bulk of the development is overbearing and obtrusive- the proposed heights of the towers are all too high at 15 - 25 storeys. It is out-of-character for the local area and its surrounds. It also goes against Barnet Council's Tall Building policy.

- This is also an overdevelopment of the site - it is too dense for the size of the site - there is not enough proposed outdoor space and play space for the number of residential units.

- There will be a loss of outlook due to the imposing design and towers looming over the neighbourhood and beyond - the towers will cast imposing shadows and loss of natural light.

- The surrounding areas are already being overdeveloped and the proposed development will increase the burden of local roads with increased traffic levels. The local transport system is insufficient to deal with an increase in the number of residents living within a small footprint.

- The development does not provide the maximum viable amount of affordable housing, only the legal minimum requirement - and this is not guaranteed in the final build. There is no inclusion of social housing.

- The design should consider local existing residents' needs such as improved/increased green space and amenities - improved access to the rail station, and safe walk-ways/cycle-ways as access through the site to local roads.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ella Naef

Address: 33 Newton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- The scale and bulk of the development is overbearing and obtrusive- the proposed heights of the towers are all too high at 15 - 25 storeys. It is out-of-character for the local area and its surrounds. It also goes against Barnet Council's Tall Building policy.

- This is also an overdevelopment of the site - it is too dense for the size of the site - there is not enough proposed outdoor space and play space for the number of residential units.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Olivia Anastasi

Address: 95 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is utterly out of keeping with the area, with the proposals comprising of buildings of a minimum of 16 up to 25 stories.

Similar developments in the surrounding area are no more than 10 stories tall, and this should be the maximum allowed in this development too.

Any taller than this would be an absolute overdevelopment of the site, and would have a domino effect in bringing down the character and general living conditions for residents already lining in the area.

The vast majority of buildings in the cricklewood area are of Victorian to early 20th century construction, and the proposed development would completely dominate all other building around it, blocking natural light. The designs are also out of keeping with the area.

Furthermore, numerous studies have shown the adverse effects of living in high rise tower blocks for those who live in them.

Also the development proposed would not allow enough access for emergency vehicles should they be required, And in the event of a fire, there could be another Grenfell style tragedy.

There are also only about 100 parking spaces proposed for over 1000 flats which is clearly grossly inappropriate, and would cause residents of the proposed development to park on surrounding roads without parking restrictions. This would also result in increased traffic congestion in the area.

The proposed influx in housing would also provide a huge strain on local services, with little provision made in the proposals for helping with this. For example the medical centre...

The development is also estimated to take 8-10 years, which would mean a decade of traffic congestion, extra pollution, noise, and general daily disruption for everyone in the area.

There is also not enough social housing, and more 'affordable housing' should be included.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Ferrie

Address: 14 Lymington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the massive overdevelopment of this site. There is no back to normal the new normal is a migration from London people are working from home; the owners of the gigantic office blocks in Canary wharf are telling their staff they can work at home in perpetuity. Before we go ahead and build the eyesores that will be for the rich and will be built for greed not need. This development will not address how to convert the thousand of square meters of empty office blocks in Canary Wharf to desperately needed social housing. Say no to this development which looks like a dystopian nightmare. Where is the impact assessment for the area doctors, schools and desperately needed green open spaces. Please reject this development the future will not be the normal we once knew that is forever gone. Plan new for the new reality

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms G Woodhead

Address: 126B Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to the proposed development. My reasons for objecting include:

- The scale of the development is overbearing. The proposed towers are all too high and grossly out of character for the local area and its surrounds.
- The proposed development is too dense for the size of the site and there is not enough proposed outdoor space for the proposed number of units.
- There will be a loss of outlook due to the imposing design and towers looming over the neighbourhood and beyond - the towers will cast imposing shadows and loss of natural light.
- The proposed development is contrary to Barnet Council's own, published policies on tall buildings and regeneration.
- Local health facilities and transport are already under stress and adding this number of residential units would further increase the pressure on such amenities.
- Roads in the area are already far too congested. The proposed development would only add to this and also cause increased pollution.
- There is already a lack of amenities in the Cricklewood area. Adding this number of residential units would only add to this problem. We need more open space and amenities; not huge, unsustainable numbers of residential units.

There are not enough car parking spaces planned in the development. This will lead to increased parking on local streets, where parking space is already at a premium, and will cause further congestion and pollution in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Neary

Address: 94 Clitterhouse Crescent Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is over development. Far too high and too many units. The area is a traffic nightmare as it is, this will make it much worse. No consideration to impact on existing residents and public services. Will there be more trains stopping at Cricklewood station? Will they introduce new GPs, dentist, schools, etc.

Considering the recent works at the junction of Claremont Road & Cricklewood Lane did nothing to improve the safety of existing pedestrians or cyclists I don't trust the council to insist the developer makes provision for the safety of all the additional residents this development will attract.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gary G

Address: Somerton road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Cricklewood area is in dire need of improvement and these huge imposing blocks have no benefit for the local community what so ever they'll only make the area more depressing. It's also disgusting that at this size there is no social housing. I won't have my local area ruined so developers can maximise their profits. If this is against Barnets framework for developments then it shouldn't even be entertained as a development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julia Dollimore

Address: 95 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is out of keeping with the largely Victorian and early 20th century buildings in the area which have 2-4 stories on average. Buildings of 16 to 25 stories would dominate the skyline and cut out daylight. The prospect of several 16- 25 story buildings raises worrying and dangerous issues in light of the terrible disaster at Grenfell. The buildings around it would also be too close in the event of a fire or deliberate manmade disaster.

1,000 + homes would put a tremendous strain on local facilities and make parking impossible for present and future residents. The design and appearance would be detrimental to the area - too large, out of keeping - basically monstrosities. Traffic would be affected detrimentally both during building and after by the disproportionate no of new residents/vehicles. No thought has been given to how this would affect local residents. It's a case of cramming as many dwellings as possible into an unsuitably small area. It would appear the single motive for this hideous piece of overdevelopment could only be profit for the developers themselves who have apparently not consulted all the relevant local boroughs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanna Hanley

Address: 67 Chichele Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the B&Q development proposal.

The proposal to build such large (and high) blocks of flats is so incongruous to the area - there is nothing around this part of NW London that can compare to this overbearing proposal (a 25 storey block is ridiculous). When developers proposed a 10 storey block opposite Willesden Green tube on Walm lane - it was quite rightly refused on the grounds of it being overbearing.

The area is already at breaking point with the amount of traffic / there's always traffic queues (I live on Chichele Road - a main road through Cricklewood - and there is constant congestion on the road and therefore so much pollution) and also the local services struggle to cope with the amount of residents at doctor's surgeries etc.

Also, why have no provisions for social housing been made? There is no justification for this and I think it's shameful if Barnet agree to this development on that factor alone.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Ruth Bailey

Address: 69 Westcroft Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The lack of social housing. Walk past B&Q and it is clear that there are homeless people in need of affordable and supported accommodation. The proposed development would displace people

2. At the consultation event, Montreaux were unable to answer questions about who would be able to use the community facilities within the development. If the facilities will only be used by residents within the development, the opportunities for integration into the community maybe limited.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Lai

Address: 151 Willifield Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Clearly it's not thought through properly. Whoever planned this should reconsider another career perhaps!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cate McLaurin

Address: 45a Fordwych Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning application is for a development that will dominate the site, and won't provide enough social housing. Residents have been consulted once already and objected.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Channell

Address: Flat 32 Phoenix Court Mast House Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in this area. I often travel to this area to visit friends and am too familiar with Cricklewood's social problems. Like most of the 600+ comments I object to this ugly gargantuan development

Many people on this portal have been screaming for 'social housing'. The main issue here is the size and scale of the development and its location. ALL INAPPROPRIATE. 4 massive tower blocks with 1100 flats 25 storeys high is sheer overdevelopment of site (whether there is social housing or not!). This size contravenes council guidelines.

It is NOT appropriate to place this type of structure slap bang in the middle of residential areas with 2 storey. Victorian properties such as the Railway Terraces, the Groves, the Fairview developments and Victorian Crown Terrace. This will impact these communities HARD in terms of loss of daylight,

privacy issues, traffic congestion, roads being used as rat runs, pressure on GP healthcare services. The plans are FLAWED as TOO MUCH will be put into close proximity of residential areas.

The design of these blocks is modern and not in keeping with the Victorian architecture of the conservation area of the Terraces and the Groves. The view of the Grade 2 listed building Crown pub will be ruined by having 4 modern tower blocks dominating the skyline.

These TALL structures are suited for other areas eg Brownfield sites and NOT town centres. No reason to dump them in the middle of residential Cricklewood where they will cause more harm than good for the Cricklewood community with its own social problems. These blocks will make the

developers richer and the community poorer in terms of loss of amenity and pressure on resources. No infrastructure to support this.

Housing projects are springing up over London. In Cricklewood 4 housing projects have been built/approved. The area does NOT need more housing whether social or not! If approved Cricklewood Lane will be turned into one massive ugly housing estate. No one wants this. Reject

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Ayres

Address: 52 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Disproportionate size of building for the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Lee

Address: 5 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is only a small town. We do not have enough GPs, Dentist's and schools in the local area. These buildings that they are hoping to build will be an eyesore for people already living in the area. It will cause so much more traffic in an area that already gets congested every morning and afternoon. It seems to me that Cricklewood is the dumping ground for Barnet.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam English

Address: Pandora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed scheme is out of proportion to the surrounding area of three story buildings and contribute to a loss of sense of community in Cricklewood and beyond. The size of the development will also put even more strain on already stretched local services such as shops, health practices and schools.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elaine Sheil

Address: 25 Richborough Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholly object to the application.

These are my reasons for objecting:

1. The sheer size, scale and number of buildings are totally out of keeping with the character of the area. Many surrounding residential streets are made up of Victorian/Edwardian housing.
2. The increase in traffic, already congested on Cricklewood Lane, especially during peak times. The pollution under the railway bridge produced by stationary traffic must breach the World Health Organisation's safety limits. Introducing more traffic, will clearly not improve the air quality.
3. The overwhelming demands that would be placed on the surrounding infrastructure: schools, GP Surgeries, local hospitals, the buses and Cricklewood station.
4. There would be a huge loss of privacy for local residents who would be overlooked and overshadowed with the loss of daylight and sunlight by the monstrous size and scale of this development and as a consequence, have an impact on local people's mental health and well-being. It would also breach the Human Rights Act, Protocol 1, Article 1; one's right to enjoy one's property peacefully.

5. There would be a detrimental impact on local conservation areas, including the adjacent railway terraces, which have great local heritage value.
6. The proposal includes insufficient provision for affordable housing.
7. The impact of the Covid-19 pandemic and how this has dramatically changed people's way of looking at high-rise and high-density living over the last 6 months. People are looking to opt out of living in congested areas where there is little green space and fresh air. The question is, who would now want to live in such a development never mind its dominance?

The correct moral and ethical decision for the Council, is to reject this application in its entirety. It is by rejecting this grotesque development, it would show that it is acting in the interest of the people of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shauna Scott

Address: 59-61 Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a local resident I completely object to this development.

These heights breach Barnet's planning frameworks and policies.

It's extraordinarily high-density and it would overwhelm the centre of Cricklewood. There are no coherent plans for additional services, GPs, dentists, etc.

There are no plans for any social housing as part of this development. Barnet council should never allow a development with no social housing even be considered. This is appalling.

The scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this. This building would negatively impact the ability for local residents to absorb this development. This is not in keeping with the local environment in any way and is a blight on the landscape.

The artist's impressions that don't show their plans alongside the shops and homes of Cricklewood. It's hard to accept a visualisation that's not based in reality. The artist's impressions downplay the overwhelming size and height of these proposed buildings.

This proposal is too big, too dense and does not fit in with the local area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr William Murphy

Address: Flat 12, 59 Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys is obviously ridiculous. Absolute MAXIMUM should be 5 storeys if it is to fit in with the existing area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lorna Jane Russell

Address: Holly Lodge Mansions Oakeshott Avenue London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Dear Sir/Madam,

I am writing to you as a neighbouring ward councillor from Fortune Green in Camden to object to this planning application.

Height and density

My first concern is about the height and density of the proposed towers. The tallest towers would tower over Cricklewood and lead to a considerable loss of light for local residents.

There are no towers anywhere near this size within the local area, and I am very concerned that granting planning permission for this development would set a dangerous precedent for more sky scrapers to be built in the vicinity.

I also note that these towers all breach Barnet's planning frameworks and policies, from the Cricklewood Brent Cross and West Hendon Development Framework to last year's Tall Buildings Update and the policies referenced there.

Affordable housing

The development would build 1,100 new flats, yet its provisions for affordable housing is severely

lacking. It is untenable that a proposal of this size does not include any social housing, and that its aspiration of affordable housing only meets the legal minimum requirements.

Impact on local services

Bringing over 1,000 addition new families into the area will have a huge impact on our already creaking local services - from GP surgeries, schools and community facilities, to transport services like the Thameslink.

I am extremely disappointed that a proposed development of this size has not considered the large impact that it would have on such local services, let alone suggested any measures to mitigate this.

Increased traffic

The construction of the towers would significantly increase the amount of traffic building up in the Cricklewood area. I am very concerned that this would push more cars onto Camden roads, like Fordwych Road, Westbere Road and Shoot Up Hill.

This would increase air pollution and noise in these areas, having a net negative impact on Camden residents.

Kind regards,

Cllr Lorna Russell

Labour/Co-op Councillor for Fortune Green

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Silva Lau

Address: 35 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find the plans not in keeping with the area of Cricklewood. It's overbearing and overlooking, the congestion around the area is already at capacity and to have more people with their cars will make it worst. We have issues in the area with crime such as drugs, robberies, and anti social behaviour. This will add to the issue with more people hanging around your common area dealing drugs and breaking into cars and homes. The building itself is too high and covers the skyline. Your flats are not family friendly as they only cater for young professionals. I don't believe it will be affordable as London prices for flats like yours are unaffordable for the average earners.

I feel the project should cater for more family affordable living such as houses with 3 bedrooms and a garden. This is in keeping with the area of Cricklewood not high rises for single professionals. It should cater to private house buyers as well as social housing. It should be affordable and not luxury.

A scale down of this project to match the housing already around Cricklewood would be ideal. To invite families to the area to make it more family oriented and to get rid of the crime around the area. We have many local primary schools that can cater for this.

I hope you can see the future of Cricklewood from the locals point of view and not for you to fill your pockets with millions of pounds which I'm sure you already have but to be aware not many families can't afford housing and to help make Cricklewood more a family friendly area to live in.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Penrose

Address: 20 Hobart crescent Milton Keynes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is going to completely spoil the neighborhood and change it for the worst

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Judith Hoffman

Address: Lawn mansions Gondar Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Losing a retail site which is very popular including only local garden centre.

2 local infrastructure.. where will residents send children to school, GP practices already overrun.

Car spaces already in demand and pollution levels to be considered. Build a green space instead!

3 we are already surrounded by high rise developments in West Hampstead. They are changing the character of the neighbourhood.

4 Social housing ... i'll believe it when i see it

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr peter Bellman

Address: 44 Farm Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scheme represents a total over-development of the site.

There is insufficient road infrastructure for the cars that would be generated. This area is already congested for the majority of every day including weekends.

Visually the height would be an eyesore and completely out of sync with any other buildings in the area and for a significant radius. The loss of the retail amenity replaced by residential will have a detriment effect on employment in the area.

The density of the development would be a major detriment to the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs louise goldschmidt

Address: 16 westbere road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the proposed flats will be too high for the area. the increase in traffic is not sustainable and will increase the stress and pollution in the area. the required infrastructure is not able to cope with 1100 more households.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lucie Polya

Address: 1 Downe Mansions Gondar gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is too big for the infrastructure of the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Fay

Address: 20 Chiltern gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposal is an overdevelopment and overbearing and should be rejected by the council.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Katie McEvoy

Address: 1a spring mansions Gondar gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please don't take our B&Q! It's so valuable to the local community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms A Gunn

Address: 10 Handley Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in close proximity to this development. Handley close (just off Claremont Rd) is set lower than the rest of the Fairview developments. We already have reduced daylight. The 4 tower blocks located south west will block the rest of sunlight to all the flats, will dominate the skyline and will cause issues with loss of privacy and overlooking. The 4 tower blocks will be a horrible eyesore. It is too tall and modern looking to blend in and does not respect the scale and character of neighboring buildings and conservation area of the Terraces.

This is a bad design as it is too biased towards residential use. A good development should provide a balance between residential, commercial, community and healthcare. In this case there is no balance. The community will not gain from this development because of the strain on local resources eg transport, traffic, schools. A walk in centre/GP practice has been closed. Local GPs is already overwhelmed unwilling to take on new patients.

Cricklewood is a socially deprived and overpopulated area. It has issues with crime, street drinking, begging and drug dealing fly tipping compounded by lack of policing and neglect by council services. Tower blocks will only exacerbate the crime.

Nearby areas have buildings of 9 storeys high max in areas away from residential property. There cannot be any justification to have buildings taller than 3 storeys as they will not blend in architecturally or aesthetically with neighbouring 2-3 storey buildings.

It is obvious that most nearby residents object to this 4 tower monstrosity and are concerned about the negative impacts of this development on the local community. The infrastructure is not there to support this type of bulky overdevelopment.

Barnet council please have some respect for local communities and residents and reject this development outright. Not enough effort has been put into liaising with the local community. The local community will lose out if this is approved.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Light

Address: 41 Victoria Road Hendon London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lack of social housing, too tall, take away b&q and nearby shops, increase in traffic locally.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Colbourne

Address: 11 oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this for the following reasons as a neighbour and a local business owner.

1. Too high

The reason for 25 stories as the highest block as a design focal point fail to hold up. The station building should be listed and developed as a historic focal point instead.

2. Too dense (too many units for that plot of land)

3. The developer seems to be looking for as many permissions and units so they can maybe sell on? we need developers that care about developing areas in Barnet for the long term and not short term

gains .(Argent seem much better they are developing Brent Cross)

4. Local infrastructure such as roads, waste/sewage systems (they flow up stream to Hendon) and electrical (support generators already being used) seem to be at breaking point currently adding to this will not help and will cause issues to current residence s.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Crean

Address: 1 Claremont Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the idea of more housing for London and Cricklewood in principle. However I strongly object as a resident.

There is absolutely not enough social housing being proposed in this building. It is also very unclear how much actual affordable housing will be ring fenced without a change of plan. 35% minimum alone feels like a bad deal for residents in the area, if it will even meet.

Cricklewood is also a neglected area, as it has bare minimum services already stretched, particularly NHS/ GP surgeries and has already lost a walk-in health centre in Cricklewood.

Build-up roads such as Cricklewood Lane and Claremont Road are already struggling in mornings and evenings with congestion, and noise pollution. This is not even taking into consideration other future planned housing developments and the new waste transfer site.

18-25 storeys in housing, which looks out of character, and very overwhelming especially in Lichfield Road and on Claremont Road. It also seems detrimental to the look of the area.

There is also a terrible balance in over-development of housing unit quantity and far too dense in comparison to other neighbouring wards in the Barnet borough. Areas such as Golders Green and Hampstead Garden Suburb, yet Cricklewood is bearing the full brunt of over-development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shelley Hampton

Address: 10 Worley court Sandifer drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will cast a shadow over the property I own. I strongly disagree also as the already heavy traffic and this will lead to absolute chaos in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Lord Jordan Cushing

Address: 19 Pandora Road Camden

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development at the B&Q site in Cricklewood is absurdly out of proportion with the surrounding area. The volume of new residents in such a massive development will surely have a negative impact on the limited transit service to the area, bring greater congestion to the roadways and pavements, overshadow hundreds of homes and over-burden local healthcare and schooling. It is especially galling that a development this gargantuan should offer nothing in the way of desperately needed affordable housing. Approving this application as currently proposed is unconscionable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Laura Halliday

Address: 11 Oak Grove Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- This structure is way too high and imposing. Dominates the skyline and blocks off light to many surrounding properties.

- Cricklewood's infrastructure is already under a huge strain without all the extra waste, energy and water demands

- How will the demographic of tenants be considered to accommodate the need for extra school places?

- No social housing available....

- Yet these structures go against Barnet's guidance of maximum property height. If this amount of extra housing is needed how can Barnet justify breaching their own guidance without making extra living space available to those in social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Batul Chehab

Address: 52 Clitterhouse Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I attend Hampstead School, an institution a mere street or two away. As a student, I can say with certainty that the streets are already congested during rush hour. Traffic in the immediate road (A407) will become unbearable, there are already countless cars and buses backing up the street during peak times. This development will ruin the skyline, and bring the industrial feel. I am completely against these blocks- especially since there are no plans for social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tracey Shackle

Address: 24 Brassey Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am massively concerned about the size of this development, including the extreme heights of some of the planned tower blocks. For a low rise part of London, this development will seem oppressive compared to the surrounding area. We do need housing in London-but housing that is genuinely "affordable", housing for families not hi spec investment opportunities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lindsay Lehane

Address: 36 dersingham road Childs hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a disgraceful decision to allow this development to go ahead.

The structure is so ridiculously large and in no way fits onto the environment.

This foolish decision will bring huge demands in the local area in regard to, schooling, transport, medical registration for the huge number of residents.

Also these structures are going to be an eyesore for all the local community.

Lindsay Lehane

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Katie Foreman

Address: Flat 1, 6 Lichfield Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans are hideous! I have lived in Cricklewood for 25 years, in my current address for nearly 9 years. I do not want to see this monstrosity from my doorstep! No need for 25 stories!!!! Totally unacceptable!!! I also see b&q as an essential stop. We use it all the time, so useful having it across the road. This will completely change the area! Where are all these people going to send their children to school? Spend their money? Go out to eat or drink? Just like Willesden Green, all these proposals for housing/flats yet nowhere for them to spend their money on local community... the residents will spend their money elsewhere like West Hampstead or Queens Park. So much disruption will be caused by this for so long! We've just had all the disruption from the widening of the roads on Cricklewood lane! I am really against this!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alec Gass

Address: 121 Olive Rd Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of these proposed developments are completely out of proportion with the surrounding area, not appropriate

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alicia Pearce

Address: 25 Manor Lodge Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No no no no no! I object on the grounds of the traffic already being horrendous on Edgware Road. This development will increase the amount of vehicles and in turn will increase pollution in an already overly polluted area. Please think of children's lungs and people's health. Poor people suffer worse from bad pollution, any development will hinder them even more. There is no room for more schools, surgeries and amenities which more housing will demand. School classes are too big already and GP surgeries are difficult to get a quick appointment. Yes Cricklewood needs a coat of paint, but why would middle and high income earners (low earners will never own property) want to live in Cricklewood? The shops are generally run down, offering cheap shit, leave rubbish on the pavements. It's impoverished and needs funds pumped into it but NOT in a new development and an eyesore of a building!!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Robert Evans

Address: 26, Purley Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that the proposed development on the B&Q site is totally inappropriate in this low rise residential and business area of Cricklewood.

I appreciate that new homes are always required but this proposal would be detrimental to the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sonal Alvares

Address: 3 Dersingham Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The junction cricklewood lane to high road is congested due to new developments and Brent Cross regeneration programme. Schools, doctor surgery are in short supply. Constant traffic during peak timings has led to more pollution. Traffic jams are constant.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr John Clarke

Address: 18 Woodvale Way Golders Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed development. Tower blocks of 16 to 25 storeys right in the middle of Cricklewood would be completely out of scale with the surrounding area, which consists of mainly 2-3 storey buildings. It would completely dominate the existing housing that surrounds the proposed development. In addition to the visual aspect there is also the number of proposed flats in the development. Without a major improvement in infrastructure the increased density is far too great and will negatively affect the local community in lots of ways including schools, medical facilities, transport and parking.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nicola Chance

Address: 12 Aberdeen Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development. It is completely out of keeping with the area with period housing and the conservation areas of the railways cottages it towers over. It's size is best described as monstrous. The local facilities, roads and transport will not accommodate a huge rise in population that these flats will bring. This development is wildly out of keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Eva Koudela

Address: 16 Richborough Rd Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am happy with most of the plan apart from the very tall buildings near the rail line. These would be undoubtedly the 'affordable housing' promised, but would be hell to live in.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ana Meireles

Address: 30 Macmillan House Oman avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible project for Cricklewood.

Please do not allow this to go ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Undine Hugow

Address: 58 Denman Drive South London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds that it is:

- completely out of proportion and out of keeping with the area.
- inappropriate in this low rise residential and business area of Cricklewood.
- far too high, far too large and far too many units.
- a greedy overdevelopment that does not give back to or benefit the community.
- not providing sufficient social housing.
- increasing the density which cannot be accommodated by the infrastructure.
- significantly increasing traffic to the already severely congested roads.
- losing the B&Q; an extremely useful store for the community and surrounding areas

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Janne Voutiras

Address: 37 Somerton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development breaches the guidelines of many documents.

Document : Tall Buildings Update 2019

Nowhere else in the vicinity is there a Very Tall Building.

Ashford Court flats on Ashford Road, are 9 storeys. Just within the Tall Building category, but this is the nearest and already at this height seems out of keeping with its neighbours.

To suddenly have four incredibly bulky Very Tall Buildings in our neighbourhood shows a huge disregard for the local environment and its residents. None of the proposed Montreaux buildings are of a slim profile, all are extremely bulky and would create an overwhelming impact on the small residential streets. Totally out of keeping with the local environment. The impact on the skyline for miles around means our views and sight lines will never be the same again.

The transient overshadowing these huge structures will create is also devastating for the local residents. Whole rows of houses will have their gardens cast into shadows for a part of the day because of the height and bulk of these Towers.

Document ; Daylight Sunlight and Overshadowing clearly displays the many people that will be affected by loss of light and loss of skyline. The new residential development at Cricklewood Lane next to Virgin Active took away a considerable amount of skyline and is only "medium" in height. The Montreaux Towers will impact these same residents, now losing skyline to the East and South/ South/West. It is totally unacceptable that a whole neighbourhood be impacted so severely by overdevelopment within a small suburb. Montreaux want to build to three times the height of anything else we have local. It will be absolutely an eyesore for miles around. Degrading to the

area. Local residents will suffer with increased traffic and increased pollution. Loss of daylight and skyline which is of paramount importance for good mental and physical health.

Final note - I sincerely hope all blocks will be portered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms B Czechowicz

Address: 8 Somerton Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself and neighbours strongly object to this development. It is not suited for the centre of cricklewood an already congested and socially deprived area already lacking residential amenity. 1100 extra flats, plus the bdwy development will bring 4000+ extra residents + cars to the area putting pressure on scarce resources. Cricklewood gets little support from the council. It is generally neglected. Streets are packed full of drunks, drug dealers and beggars. Transport overloaded, traffic gridlock , gps turning away patients.

To regenerate a deprived area it is vital to bring business units to the area and not more housing. Too much already. Businesses bring vitality and stimulate economic growth. Housing strains local resources.

The 4 tower blocks are too tall, dense, bulky and there is lack of green space. They will dominate the skyline being highly visible in Somerton Rd as well as well as a 3 mile radius around NW London and beyond. This will be an ugly landmark for London.

The height and modern design will be of detriment to the character of conservation area railway cottages as well as the grade II Crown pub.

This is a key development which could set a precedent for the whole of London. It is strange that out of all the 31 consultee organisations consulted not one has bothered to react/comment on this proposal (exception being 1 labour cllr). It seems that once again Cricklewood seems to be neglected by Barnet council, Lib Dems, Tory cllrs and all heritage, utilities, enviro etc who do not appear interested. This is seen as a residents' battle. Shame on these organisations who are supposed to help the local community but show no interest in this case this includes cllrs. Until

these consultees provide some feedback this case should be put on hold pending further consultation. There has been inadequate consultation.

As stated by others this proposal as it stands will not regenerate the area. Local residents will lose out as a result through loss of amenity.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pauline Cheeseman

Address: 62 Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an outrageous development for many reasons:

the height of the proposed height of the development is totally out of sync with the general area, will overpower local residences and will be a blot on the landscape for hundreds of dwellings.

it will place enormous stresses on the surrounding roads which are extremely busy and already almost at standstill at many times of the day

the proposed development is far too dense.

I believe there is a lack of social housing.

The whole project smacks of developer greed. Incidentally, for whatever development is built, I recommend that developers are prevented from marketing the properties outside the UK to people not resident in the UK: I understand that new properties in West Hampstead have been marketed in India and China, which makes a nonsense of developers saying they need a high density to provide for Londoners.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Berthoud

Address: 1 Rusper Close Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- The buildings are too big and not in keeping with the local architecture and its dimensions.

- Apparently the impact on local traffic has not been taken into account. What car parking provision would there be for so many residents?

- For the density of population/area proposed, there seems to be no associated green space. This would seem to be an essential feature of any modern development taking into consideration the health of its residents and neighbours.

- No guarantee of affordable housing and no social housing at all.

I was surprised to see no mention of this development on the Barnet Council website. Is this because Cricklewood is seen as an area peripheral to its main interests?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms J Karen Kidson

Address: 19 Sneyd Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would overwhelm the local community (which is within a few metres of Brent and Camden) in numerous unacceptable ways. The size of the buildings is way too high for the local area and totally out of keeping with the neighbourhood. The proposed density of 1000+ households (none of which I understand are due to be social housing or affordable housing) without any provision for adequate green space, parking, increased public transport, GPs and other vital services for day to day living and wellbeing is completely untenable. Such a development should not be considered by the council without such infrastructure and its costs being borne and guaranteed by the developers but I fear they only have short-term profit in mind and not the integrity and viability of their development and surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms K. Griffiths

Address: 7 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to application on grounds of inappropriate height and mass of proposed buildings. Out of scale with surrounding environment. Absence of social housing provision. Lack of provision of green amenity space at ground level. Overly dense development which will create additional and unsustainable pressure on local services including public transport and community based healthcare. Insufficient provision of mature tree planting to off-set huge slabs of buildings proposed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katie Law

Address: 12 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3/3

If the site is to be developed why would any development be allowed that was higher than the development on the opposite side of the railway lines (Dairyman Close and Handley Grove)? That is the height that has always been deemed as appropriate for this area of Cricklewood and in context with the existing residential housing. Many of these properties have been sunk - built from a base below the surrounding ground level in order to preserve the nature of the low-rise area. Abandoning this care for the surrounding context now would be detrimental to all of Cricklewood's residents.

The B&Q site is already higher than the land/houses surrounding it. It is on a hill, so the height of any development on this site should be reduced to allow for this fact. The Co-Op site (1-13 Cricklewood Lane) has approval for 9 storeys - against the wishes of the community, but at least it is set back from the road with only 6 storeys at the roadside. Still too many for this area. The abhorrent development adjacent to Virgin Gym is 8 storeys high immediately adjacent to the road and it is on a hill - it sticks out like a very ugly sore thumb. It should never have been approved.

This site should be limited to buildings of no more than 5 storeys set within plenty of green space - something seriously lacking in the centre of Cricklewood. Barnet Council must put the needs of current Cricklewood residents over and above the profits of greedy developers or the short-term

gain from S106 contributions.

Reject this application. Do not collaborate with this developer, and then accept a slightly reduced version of this application. This development is absurdly out of proportion with the surrounding area and the opposite of what Cricklewood and its residents need.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katie Law

Address: 12 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2/3

The PTAL rating is not fit for purpose as it does not take into account the ability (or lack therefore) to board services (trains and buses are already overcrowded) nor does it take into account the continuing traffic jams which buses get stuck in.

Post the Covid outbreak there is more traffic on the road - as people use private cars in preference to public transport (and public transport has far less capacity) and many more people shop online creating quadruple the amount of delivery vehicles. Car ownership is increasing not decreasing, people often have two vehicles - one used for their job in the gig economy (including delivery drivers), the other for family use. The loss of the local B&Q will also lead to more car ownership and car journeys as people will have to travel to garden centres further away.

Given that pandemics are increasing in both frequency and virulence (SARS, MERS, Swine Flu, Zika, Covid-19) and there is no guarantee of an effective vaccine being developed, it is unconscionable that any development of such high density would be considered in such an already densely populated area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katie Law

Address: 12 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1/3

I object to this application in the strongest possible terms as it is a gross over development of the site and of the centre of Cricklewood.

Essentially, the developer wants to add the equivalent of ten streets' worth of residents, between 3,500 and 5,500 additional people, right slap bang in the centre of Cricklewood - an already densely populated area. As the site is so small, they propose to build these streets vertically: the height, bulk and massing of these proposed buildings will dwarf the prevalent Victorian and Edwardian residential architecture. It will overshadow the homes of thousands of current Cricklewood residents removing their light and their skyline, and will be hugely detrimental to the visual amenity for miles around. As a Lichfield Road resident for over thirty years, I do not want to exchange the sight of beautiful sunsets from my living room window for a view of nothing but these monstrous tower blocks.

Cricklewood Broadway and Cricklewood Lane are already seriously congested with traffic, often to the point of standstill, and peak time trains cannot be boarded due to overcrowding. This is before the, already approved but yet to be built Asda and Co-op site developments add around 1000 residents to the centre of Cricklewood. The new Brent Cross West station will add many more passengers to the already overcrowded slow train service, with no capacity to increase the number of carriages or the frequency of the service.

The pavement in front of Cricklewood Station has recently been narrowed by Barnet Council - who have prioritised junction widening to allow HGVs to go through Cricklewood to Brent Cross South, above pedestrian safety. Unfortunately, widening the junction has done nothing to reduce traffic congestion or traffic pollution, it has merely encouraged more use of residential roads as rat runs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Zoe Roberts

Address: 24 Fleetwood Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this development because it is huge and not in keeping with the local landscape. There are also no plans for any social housing

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andy Clough

Address: 24 Fleetwood Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Montreaux using tricks to hide the fact the buildings are huge, especially the 25 story one, shows how embarrassed they are at the actual build size. Wireframe and also cropped shot. They should do a real render from all angles from varying distances to show this monster. I imagine no one from Montreaux lives within 10 miles of this so wouldn't be affected by the looming shadow of doom that stretches that distance on a summers day. I understand Cricklewood is in need of development but this is ridiculous in size.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carol Trinder

Address: 63 Gascony Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to more apartments being built in an area with few large supermarkets and other necessities. In addition the few doctors in this area will cause overwhelming of the facilities. Also, we need B&Q in inner cities, not everyone can drive and aren't we supposed to be encouraging people to cut down driving. There are too many apartments being built which is changing the face of areas.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Stanton

Address: 55 Gondar Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: object to the scale and impact of the proposed development, the poor provision of affordable housing, and the loss of retail outlets which would affect the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Leila Hudson

Address: 24B Lymington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is far too much building in such an already condensed area. The councils are destroying any green land or wildlife areas. I understand that new developments are required but 25 storey high is insane and ludicrous - we are going back to the 1970's. Why don't you spend our money more wisely by renovating the thousands of derelict houses and homes that are already in existence rather than increase pollution even further.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karima Harris

Address: 143 Chatsworth Road, London, England London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is massive over development and will completely destroy the area.

Traffic around there is already horrific. No consideration at all has been given to the impact on residents nearby.

It is an absolute disgrace.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Tock Nee Cheng

Address: 42 Fleetwood Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No more flats please just keep B & Q there as there is only one diy store in this areas.

No more flats please.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr peter sander

Address: 73 te avenue london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: it will negatively affect the character of the neighbourhood, dramatically increase traffic and congestion. Also we do need the B&Q store!

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Caroline Foulkes

Address: 139 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal includes a 25 storey building which is ridiculously out of keeping with the area. The site is already on a hill and any development above 10 storeys will totally dominate the skyline. It is also clearly overdevelopment in an area with limited public facilities. There are very few shops, schools, playgrounds, cafe in the area and only one train station which gets extremely busy. The local buses are also very full. There simply aren't enough facilities and transport options to accommodate a large housing project.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Robert Akhurst

Address: 8 Lymington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development of a 25 storey building will have a massive impact on the surrounding area. With the current Covid-19 situation impacting on property prices and on commercial premises especially in London, does a development of the scale really make it economically viable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dervla Flynn

Address: 38 JOHNSTON TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Like many of the other comments already made, this development will dominate the skyline and dwarf the surrounding residential areas, in particular the Terraces. This feels like over development and will have a negative impact on the local area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Claire Gamble

Address: 127 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The fact they are even dared to submit such a horrific planning application shows how little they expect the council to protect Cricklewood. This monstrosity is not only visually out of keeping with the area, to put it mildly, but it is literally dangerous. 1100 new units. Without any supporting infrastructure. Where are the GPs and nursery places to match this increase in population? The developers might say that's not their problem, but IT IS the council's problem. Or at least it should be. The council must account for the fact the extra pressure on local services will lower quality of life for those already resident in Cricklewood. Those people are essentially having a developer extract financial value from them. The number of car parking spaces is stupid. About 10% with no allowance for parking on the surrounding streets. Cricklewood Lane is already extremely congested. The car fumes piling up there harm those living on the street. The solution offered here? Add thousands more people to the street whilst removing a slip road out of that traffic. Honestly not a single impact on services like the train station or the buses seems to have been thought through. Or perhaps they just don't care. They thought yeah Barnet council don't care about cricklewood we can push through a half baked series of tower blocks till they are choking on the fumes and we'll saunter off with millions. If Barnet approves this I will lose respect for all their counsellors and personally get out into the streets to make sure people know of this insult come election time. I will protest this being built on site and happily bring people with me to make it as absolutely difficult as possible to break ground on this disgraceful project. Putting any quality of life three steps below developers interests. I wonder what backhands and deals those at the council have been offered to even consider this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Faull

Address: 139 Fleetwood road Willesden Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is too large for the surrounding and existing area to support. Many of the buildings are too tall, and not enough affordable housing is planned for. It will bring an immense strain on all the local services, such as GP, dentists, transport and schools. Cricklewood Lane and the A5 The Broadway are already very busy traffic routes, serving both the local people as well as intercity travellers.

This project must be reduced in size and height, and include facilities and accommodation for clinics and other services. It can not impede the existing roads.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Whitworth

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the Railway Terraces conservation area and am writing to object to the proposed development at the B & Q site on a number of points.

- a) The impact of the number and height of the tall buildings is completely out of keeping with Cricklewood which is Edwardian/Victorian in character.
- b) The density of the units is inappropriate in a suburban environment and will destroy the human scale of the area.
- c) The loss of light to the terraces will severely decrease the quality of life.
- d) The visual dominance of the proposed height and number of the tall towers and buildings will destroy the character of this part of London.
- e) the increase pressure on local resources, increase to traffic (already at breaking point) will make life unbearable for local residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms S A

Address: West Hampstead London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Stress on sewage, water, gp, transport services.

I understand it breaches Barnet's planning and frameworks policies, eg cricklewood Brent Cross and west Hendon development framework , and tall buildings update 2019.

No social housing!

Other buildings in the area are two or three storey.

This will loom over the entire area and beyond.

Very high density.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fran Newell

Address: 33 Agamemnon Road Fortune Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too dense, too small inside, too high. Expensive rabbit hutches not fit for humans.

Build social housing plus workshops, shops and infrastructure for post Covid neighbourhood hub with green space as lung for inhabitants.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Victoria Blackburn

Address: 139 Chatsworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development. It is completely out of keeping with the local area. Nothing in Cricklewood is as tall or as dense as this. The heights breach Barnet's own planning frameworks and policies.

There are also no plans for any social housing as part of this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Beatrix McIntyre

Address: 30 Sonia Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is ridiculously too large for its proposed location. A building that tall will completely dominate its surroundings and be a misery for locals to be in the shadow of. And the lack of social housing as part of the proposal is obviously unacceptable in London's current situation.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dorian Chiarparin

Address: 5 Thanet Lodge 10 Mapesbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:(1 of 2)

While the principle of redevelopment to provide housing, community facilities and amenities is acceptable and welcome, the scope, scale, density, heights and massing of the proposed development are totally inappropriate, grotesquely out of scale and constitute a shameful attempt to brutalise the physical and social fabric of this community with off-the-scale overdevelopment.

What makes this proposal exceptionally deplorable is the missed, in fact deliberately ignored, opportunity to use the regeneration of a major brownfield site in Cricklewood to provide facilities and infrastructure for the wider community, such as green spaces, sustainable transport long-distance routes and connections, schools, play areas, and much needed genuine social housing.

What is immediately apparent is that the scale and range of amenity proposed, while it may meet the minimum standards, is clearly insufficient and inadequate for the needs of a new community of more than 1,000 residential units. The proposed development offers close to nothing to the surrounding area, while offloading outside its boundaries most of the new residents' needs for public services and amenities, and burdening the surrounding neighbourhood with all the extra pressures that this scale of development creates.

(cont.)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dorian Chiarparin

Address: 5 Thanet Lodge 10 Mapesbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:(2 of 2)

It is ironic that the Design & Access Statement can include in the summary a bullet point stating that the proposed development "contribute[s] positively to the local townscape adding legibility of the district centre and Cricklewood station" when what it actually proposes is an implausible group of overbearing blocks, looming large on their surrounding area, and severely detrimental to the character of the area.

A final point worth highlighting - and in no small part cause of the exceptional level of negative feedback this proposal will receive from the local community - is the lack of real, meaningful consultation. That is a consultation that starts with listening to the local community, before drafting the development brief, rather than the box-ticking exercise too often adopted of showing the proposed plans when they are 90% complete and only days away from being submitted.

As a resident of NW2 and a user of the local amenities, I strongly object to the scope, massing, density, and quantum of the proposed development. I urge the Local Authority to reject the proposal in its current form, and to take a more proactive role in the development and improvement of the urban environment for the benefit of the residents community through robust policy and quantifiable objectives set for major development opportunities such as the B&Q site in Cricklewood.

Doriano Chiarparin, DipArch (Hons) IUAV, RIBA, ARB

(end)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Yass

Address: Gondar and Agamemnon Residents Association 28 Gondar Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Introduction - Gondar and Agamemnon Residents' Association (GARA) is a formally constituted organisation of c100 members principally in Gondar Gardens and Agamemnon Road in Camden. Our aims are to protect and enhance our environment and surrounding neighbourhood. While we have appeared as a 'Rule 6' party at public inquiries, we only object to planning applications which would cause significant detriment to our environment and community. We object to this application as follows:

Scale and Impact - the proposed development of 1,100 homes in tower blocks of 15, 16, 17, 18, 19 and 25 storeys is simply too large for the site and the area. It would dominate the skyline, create unnecessarily dense housing and be completely out of keeping with both the immediate surrounding areas.

It is notable that the Design & Access Statement has almost no images of the tower blocks showing their full height or massing. The developer is clearly embarrassed to display the full extent of their proposals.

Affordable Housing - The 'Design & Access Statement' section 5.1 claims "the potential to deliver ... Up to 1,100 new homes (of which at least 35% will be affordable)". Not only is that below LB Barnet's target of 40%, but the claimed 35% conflicts with the developer's own assessment of affordable housing provision in their 'Socio Economic' report (Environmental Statement Chapter 14

sections 14.6.23 and 14.6.34), which gives under 30% affordable units and also explicitly states they would not achieve LB Barnet's target of 60% of those to be socially rented.

Loss of Amenity - the existing site provides valuable retail facilities and is well used by residents in the surrounding area, including our area of Camden. The loss of retail, particularly a large DIY store, would be detrimental to many people, would reduce employment and reduce associated visits to other shops in the local area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Julio Moncada

Address: 37 Humber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application shows a total misunderstanding to the local community day to day lives. The proposal will bring a massive negative impact, environmentally, socially and creating a more saturated area. I wish this message is read and hopefully you can see our perspective of leaving here, commuting from, to and through these narrow roads.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gabriel McKenna

Address: 16 Tanfieldd ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We don't want Cricklewood becoming another Colindale

Too many high rise flats

Too much traffick

Most of the side roads will be closed causing congestion on the broadway

Yellow boxes everywhere

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hamilton Hay

Address: 3 Meredith Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an unsuitable development for Cricklewood. The scale of the proposed new buildings and the existence of tower blocks in an area characterised by 2/3 storey buildings is wrong. As I understand there is no provision for social housing and given the likely price of homes the scheme will not be helping the local area with its chronic shortage of homes for those on low income.

Cricklewood is already struggling from an inadequate infrastructure in terms of transport levels of congestion and pollution. To permit the construction of enough new housing which would bring thousands of new residents without planning for increasing schooling and medical provision as well as many more vehicles along confined roads is short-sighted and undesirable for the residents of this part of NW London.

Although the proposed development is within the boundary of Barnet, the area of Cricklewood is shared with two other Boroughs - Brent and Camden. Residents here will also be affected. Only a joint scheme is advisable and worthy of consideration, not an arbitrary decision by only one party.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms SUZANNE PAWAROO

Address: 109 FORDWYCH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal to build a 25-story tower together on this comparatively small site, is unacceptable. This massively high building together with the lower level buildings, is clearly over-development, towering over the residential areas clearly taking away privacy from people to include privacy within their garden areas.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jennifer Cameron

Address: 65A St Pauls's Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal which would cause very significant harm to the local community and wider area with no benefits addressing the local needs.

1. Detrimental impact on the character of the area. These 'very tall buildings' completely fail to respect the character and context of the surrounding area. Nothing for miles around is as tall or as dense as these 6 ugly, massive tower blocks of 25-17, 18 and 19 storeys. They are too tall, too bulky and overbearing and neither the materials or the overall design concept can in any way be said respect the context of very small Victorian 2 storey houses and the nearby conservation area. This degree of massing, scale and the density of 1100 units would also have a dominating and character-changing impact across a much wider area.

2. Adverse impact on local infrastructure

This is an area where traffic congestion is endemic and buses are already overcrowded /frequently delayed. Schools are already at full capacity and local GP surgeries already have lists significantly above the Royal College's 1800 patients/GP target before account is taken of recent approvals. A potential 2132 new residents would represent a huge increase in local housing density adding to problems of providing appropriate levels of amenity for new residents and giving rise to further stress on infrastructure, congestion and disturbance across the local area.

3. Benefits are not responsive to Local need

The proposed mix does not meet local Housing need despite the huge scale of the development and change in use. It has not been shown how these massive blocks would contribute to regeneration but loss of retail would clearly be detrimental. The 35% figure for affordable units is below the Barnet policy and the 60% target for socially rented flats will not be met.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:--Part 1 of 4--

I write on behalf of NorthWestTwo Residents Association, a thriving Cricklewood residents association with members in Barnet, Brent and Camden.

We strongly object to this planning application. Many of our reasons have already been well expressed by our fellow residents' associations, our individual members and many others; we won't repeat them all.

We note that much of the application is speculative, conditional and non-committal ("should be provided", "should be designed"). It avoids saying that things will be done in accordance with the application, and the only assurances are that the development will be a fine thing for Cricklewood. These assurances are not well-founded and only bolster the impression that this developer is not committed to the project.

The application seeks to justify excessive height, massing and density by claiming the proposal solves trivial or non-existent problems.

Repeatedly, the 25-storey tower is described as an aid to wayfinding and legibility. No evidence is

presented that people are having trouble finding their way. Central Cricklewood is highly legible with one main road, the A5, and one significant crossroads leading to Cricklewood Station on one side and Willesden Green Station on the other. Finding the way from Cricklewood Station is helped by Legible London signage and if finding the station were a problem, more signs could be provided. They would be cheaper and far less obtrusive than a 25-storey tower block. All this self-serving justification does is emphasise how starkly visible the development would be from all around.

--continues in part 2--

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:--continued: part 2 of 4--

The application makes much of providing a public pedestrian and cycling route between Depot Approach and Cricklewood Lane.

- It would not serve pedestrians coming to or from the Railway Terraces via Kara Way; that route is already blocked at Kara Way.

- It would not serve cyclists travelling between Cricklewood Lane and the A5 junction with Depot Approach. The concept fails to meet Transport for London's London Cycling Design Standards. Diverting off straight roads to cycle up and down sharp inclines and in amongst pedestrians fails to satisfy the core outcomes of directness, comfort, coherence and adaptability to increasing volumes, and breaches the principle that bicycles must be treated as vehicles, not pedestrians.

- It would bring pedestrians and cyclists into conflict with each other.

- The traffic and transport sections of the application make no attempt to evaluate likely use or benefits of this feature.

A pedestrian route would have to be provided so residents of the development can move around it, and it cannot reasonably be gated. It's not a community benefit and declaring it a cycle route only benefits the applicant.

The application criticises Cricklewood for not having a library or a town hall, but does not say it will

rectify this or offer any other community facilities, with the exception of public access to the spaces between building plots. It calls one of these spaces a Town Square, though it would sit apart from the roads, and shows it with a brightly lit cinema or advertising screen shining into the windows of the residents across Cricklewood Lane (no assessment of this impact is offered).

The developers have no clear ideas on how the ground-floor commercial spaces would be used, and no strategy for encouraging appropriate uses, let alone allocation to develop the community. There is no policy to ensure they are let and do not remain empty as at nearby Fellows Square.

--continues in part 3--

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:--continued: part 3 of 4--

No social housing is offered and there is only an "aspiration" to provide the minimum of 35% "affordable" units. This fails to meet London's needs and it fails to meet the needs of our community. The application should be rejected for this reason alone.

The statement of community engagement makes it clear that the developers have not consulted Cricklewood residents so that our views will be taken into account. The statement ends with a brief series of rejections of every criticism, and the plans have not been modified to take any concern into account. That was not engagement.

The open space in the development is not commensurate with the increase in population, which would increase demand on existing and prospective open spaces. The application avoids quantifying this.

--continues in part 4--

Comments for Planning Application 20/3564/OUT

Application Summary

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Comment Details

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Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:--continued: part 4 of 4--

The impact of the development on its surroundings would be significant and adverse, as the report from Montague Evans states repeatedly. That report hopes that good design might somewhat mitigate the significant adverse impacts. This does not address the fundamental problem.

Whether 15-storey or 25-storey, these blocks are not appropriate for this area. The tallest buildings around or in process of gaining approval are 9-storey, and they are the exception. Most of the entire neighbourhood is 2-storey or 3-storey. Not even the blocks of Brent Cross South, at some distance, are so high. These blocks would dominate the area. They would be overbearing, far too high and excessively massive. They would be detrimental to the neighbourhood and incoherent with it. Barnet, Brent and Camden still have no joint plan or co-ordinated approach to Cricklewood's development, but it is clear that there is no prospect of similar development in the Brent and Camden parts of central Cricklewood.

The application states "There will be significant changes to some local views as a result of the regeneration of the Site. These changes and the visibility of the tallest elements on the Site signal the regeneration of the Site and the positive changes brought to the neighbourhood in returning the Site back into active use." The current residents of Cricklewood and anyone that comes to live

on the site would have to live with the permanent changes this development would make and their direct and lasting impact on our lives. These tower blocks cannot be justified by being called a "signal".

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Eloïse Phillips

Address: 10 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a high density scheme which will have a detrimental impact on the neighbourhood, creating a dense cluster of tall towers, casting shadow over its low rise neighbours and putting a blight on their properties, with increased traffic which will be felt throughout Cricklewood, and particularly in the immediate area around the new development. Councillors on the planning committee need to make decisions based on planning policy not political decisions. We've had the example of the recycling plant relocation at Staple corner which was strongly opposed by the residents but no notice of these complaints were taken and still the scheme went ahead!!! So do not make the same mistake!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms SUZANNE PAWAROO

Address: 109 FORDWYCH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal to build a 25-story tower together on this comparatively small site, is unacceptable. This massively high building together with the lower level buildings, is clearly over-development, towering over the residential areas taking away privacy from people to include that within their garden areas. Road congestion would likely spread over a large area causing multiple chaos together with public transport affected.

Obvious ramifications from such density.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Corinne Aveyard

Address: 24 Kingdon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Can you please stop building those atrocious high rise accommodation which destroys the whole landscape, do not fit with the rest of the area and that nobody wants. Also the impact on transport and gp surgeries is hardly considered which should make those projects a no starter.

Please listen to your voters and citizens.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sylvia Gauthereau

Address: 10 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application doesn't seem to have been well thought through. It's all very good to build new homes but the scale and transformation this would bring to the existing residents is completely unnecessary.

A looming, overbearing tower over the railway cottages and nearby playground would change this area forever and not for something better. There is nowhere in the proximity that resembles anything like this, and I don't really want Cricklewood to be used as a petri dish to pave the way for similar developments elsewhere.

There is no social housing planned and only 35% affordable. This is utterly wrong.

Any new development should be car-free (except Disabled bays provision, should be 5% of all dwellings not 10%). This is 2020, there is a climate emergency and a pandemic going on that badly affects our lungs.

I have fed back to a previous engagement opportunity and mentioned the need to also provide inclusive space for non-standard cycles which are used by Disabled and cycling families, this doesn't seem to have been taken onboard. 5% of all cycling parking facilities should be inclusive.

I am really concerned that no discussion seemed to have taken place with Brent and Camden,

both boroughs will also be affected by such high density buildings, with implications on local services and schools.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Susan Zur-Szpiro

Address: 231 Goldhurst Terrace 231 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to protest against the proposed B&Q massive development of a 25 storey building in Cricklewood. This development is not in my immediate neighbourhood but on the route to my home, especially affecting the Hendon Way, Finchley Road, West End Lane, the A406 going up through Cricklewood into Kilburn. My house is sandwiched between West Hampstead/Kilburn/Swiss Cottage/South Hampstead. We already suffer from terrible traffic on all of these roads and I can only imagine the additional traffic that would be caused to these already constantly clogged up routes.

The planned development in Swiss Cottage, cunningly now called Swiss Cottage 'town centre' has been a nightmare plan causing massive upset to residents, traffic, air quality and only abated by the problems within the 'Essential Living' organisation. This tower block would cause permanent damage to the Swiss Cottage area & also spilling out into the surrounding areas. So I am well acquainted with the issues involved in the B&Q proposed development.

Planned development should ENHANCE existing areas with low level housing, local amenities including for families, singles, elderly & the disabled, and creating green areas with outdoor play and encouraging community/social activities, both outdoors and inside.

This is particularly important to prioritise the quality of people's lives, promoting access to amenities like schools, medical facilities, sports, children's play areas, areas for teenagers, for the

elderly and the disabled to have social opportunities, and not throwing up further cheap properties that are only for short term profit and not quality of people's lives, never more than now due to the pandemic and the damage caused to our environment and the resulting climate change and loss of green areas, nature including plant and animal life, people's physical and emotional well-being and family cohesion.

We should follow, if not lead, other countries like Denmark, Holland, Sweden and Norway

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Croft

Address: 4 Fawley Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I consider the proposed buildings to be totally inappropriate for the site. They are 10 times as high as the norm in this area, and would constitute a gross intrusion into the community. They include no social housing, which is the main need in this area, and are extremely high density.

They breach the council's planning policies and frameworks and should be completely rejected.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Redston

Address: 22 Kenneth Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I enclose the details of yet another recent low rise scheme which could be more appropriate on this site : https://www.theguardian.com/artanddesign/2020/oct/04/everest-zero-carbon-inside-yorks-green-home-revolution?CMP=Share_iOSApp_Other

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Jones

Address: 24b Lymington Road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi there - I am really concerned at the huge over development in North West London and a 25 story building appears to add to this issue.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sharon Noden

Address: 20 CHILTERN GARDENS London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal outlined in the application is inappropriate for the area. The majority of existing buildings are 2-3 storeys. The height of the proposal will be overbearing.

The density of the flats is unsuitable for the area and there is a lack provision for social housing.

Cricklewood does not require a significant development in order to find it. What evidence is there that it is difficult to locate? Appropriate signage would better serve the area if this is the case.

The impact of this development will be significant and detrimental to the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cecilia Soh

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed development at the B&Q site.

- 1) The size, height and density of the proposed buildings for the site are out of character for the area where buildings are mainly of 2-3 storeys. A 25-storey building would have a negative impact on and damage the character of the area.
- 2) The proposed development contravenes Barnet Council's own policy on tall buildings.
- 3) Local services are currently under severe strain. GP surgeries within the area would not be able to accommodate the additional number of residents. Trains are usually packed (pre-Covid). Additional people will have an impact on these local services and affect existing residents negatively. The proposed development does not address these issues.
- 4) Roads in the area are already congested. Traffic at the A5-Cricklewood Lane junction is often at a standstill. The 226 bus to Golders Green often abandons its journey before the junction. Additional residents would add to the congestion and to pollution in the area, making life unbearable to existing residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Allaz

Address: 2 Agamemnon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is far too big for the neighbourhood and its environs. It is overbearing. It fails to include a sufficient number of affordable homes. The loss of retail units is a loss affecting the whole community.

It does not fit in and adds nothing to the community. Grossly insensitive.

It should be wholeheartedly rejected.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms L Benarroch

Address: Asmara Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A 25 storey tower block is far too high for this neighbourhood and will have a detrimental impact. Even though it is situated next to the railway line, there is a huge amount of residential housing in this area which will be adversely affected by such a looming building and the feeling of loss of sky

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Shane A

Address: 22 Besant Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, population - the proposed number of flats is just too many for the size of the area and will result in a vastly overcrowded and densely populated Cricklewood. This is going to cause increase in traffic, congested public transport. Careful consideration needs to be given to impact on enough school places in the nearby area and the inability of the community to meet the increase in demand from the rise in population.

Secondly, Design. The development does not fit within the design and keeping of the immediate areas including Kilburn, West Hampstead and Golders Green. They tower over everything else and will loo sorely out place particularly as 25 storeys. As per HM Government's National Planning Policy Framework , developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; They should also optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks. These development plans are not in line to this framework and in some cases are in direct contradiction to the guidance particularly on support of local facilities which will become overwhelmed.

Lastly, daylight will be significantly affected for residents on both sides of Cricklewood lane due to the enormity of the number of storeys proposed.

I support the need to provide sustainable housing and increase the number of affordable

accommodations in the capital, but the developers must consider a vastly lower number of storeys in line with other similar new builds in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia Marcuson

Address: 5 Menelik Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings are too high and too densely populated for this local area. They are completely out of character with the Cricklewood area and will be seen as eye sores from a distance. A 25-storey building would be the highest building for miles, block light and ruin the skyline. This development will bring local services to breaking point and cause gridlock in an already congested area. There is no social housing planned.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Diane Haynes

Address: 52 Winchester Avenue Queens Park London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just shocking! Awful assault on the skyline and local neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ulla Thiessen

Address: 41 St. Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too big - reduce by at least 75%, and 40% Minimum must be subsidised housing. Interchange with Train station needed and public open space, perhaps incorporating a market and Café. No building should be more than 6 floors high. This is suburbia!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Pierre Jean De Villiers

Address: 39 Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is out of character for the area, completely unbalanced and over bearing on the site. Sight lines and feel of the development is a solid block from most perspectives and just a lump on the horizon with no architectural benefit or significance.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Costin

Address: 37 Dartmouth Road Mapesbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see problems of domination of skyline; housing density; pressure on local services and infrastructure; traffic and transport impact.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Kennedy

Address: 41 Caddington Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I welcome high-density housing in London, this scheme, without a major re-vamping of the local road layout will be a disaster. At present the traffic is often locked at rush hour, and the addition of 3000+ people will bring it to a total standstill. In addition the main tower is too tall for the area. The plans need reserved key-worker homes, access to Cricklewood station, a local bus hub, and infrastructure in terms of small local shops, surgeries, a community centre, etc.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Teresa Solomon

Address: 46 Chatsworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of scale and keeping with all the buildings around it. If it were 6 stories high that might have been acceptable. But this will dominate the skyline and be very oppressive to a wide area of surrounding housing, affecting the quiet enjoyment of our homes and gardens. From a long distance away this development will dominate the skyline looking totally out of character and out of proportion. It will totally alter the atmosphere, character and nature of the neighbourhood. This density of housing will swamp all the local facilities and increase the traffic problems on Kilburn High Road.

This proposal really must be stopped.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gloria Gee

Address: 10 Keyes Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed development on the basis of:-

1. Overbearing scale. Tower blocks of up to 25 storeys are totally out of keeping with this Edwardian townscape. The majority of the surrounding properties are 2-3 storeys.
2. Lack of social housing. No social housing is proposed out of 1,100 flats.
3. No discernible benefit to the local community.
4. Negative impact on the local infrastructure, e.g. transport, GP services, schools.
5. Loss to the neighbourhood of the only local DIY store B & Q.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Eva Zilahi

Address: 20A Chichele Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development is too big, will be disastrous impact on local traffic and community. Also huge 20+ storey blocks will be horrible in this area, shadowing all local houses.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Griffiths

Address: 7 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is surely completely out of scale with the surrounding area. 1100 residential units built on this site will lead to extraordinary strain upon the existing local facilities - doctors, dentists, schools etc.

I understand that there is no planned provision for social housing which is surely inexcusable in such a huge development.

I strongly object to this development in the form in which it is currently presented.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mathew Hardy

Address: 23 lisle court cricklewood lane Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting to this as it will be a blot on the landscape

The traffic will be worse than it is now

Why is there no social housing within this development

If you're going to let this go through are the developers going to build an infrastructure like school, Doctors, dentist and so on or are the overstretched schools doctors and dentists just have to struggle to bursting point which means people who have lived here all their life's will have to struggle to even get a appointment

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Kieron Duffy

Address: 10 Westcroft Way Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Object on the following grounds.

'Character' is one of the main material planning considerations. Character relates to the design of the proposal and how it fits in with the property and street scene'.

'An inconsistent roof form that would look awkward in the street scene'. 'Bulk' 'Size' & 'Overbearing' other reasons for refusal..

These are not my words but words of council officials from your planning department who objected to myself and my neighbour building two storey side extensions just 325 metres from this site. The need to retain semi detached housing was another reason given.

I moved to Cricklewood in 1960 and I've seen many changes over the years, the vast majority I have supported and stated my approval sometime at planning meetings, but on this occasion I have little option but to lodge my objections bases on the same reasons myself and my neighbour could not build our extensions as we planned to.

I would appeal to all those on the planning committee to set aside any partisan bias and heed what the local people who live in this area would like to see on this site, and not to waste the

opportunity to replace the existing ugly warehouse with arguably something even more uglier. I urge each and every one of you to reject this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sandra Rock

Address: 41 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A mass of high density housing in an already overcrowded and underserviced area. These buildings are far too tall, will overwhelm a low-rise neighbourhood and concentrate a huge number of people in a very small footprint. Many thousands will be pouring into streets already jammed with traffic including buses which have to crawl up and down roads with only one lane in each direction. Where are the services and infrastructure coming from to deal with this huge influx? The building works themselves will create enormous disruption for years and make current residents lives much more difficult to say the least. Also has any thought been given to key-worker or social housing? All in all a terrible plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Isabel Nunes

Address: 6 Needham Terrace, Cricklewood, London NW2 6QL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1/2

As a resident of the Cricklewood Railway Terraces, I strongly object to building this monstrosity of tower blocks on the current B&Q site.

A 25 storey tower block and other very tall buildings of 15, 16, 17, 18 storeys looming over the terraces will destroy 'the great sense of perspective within the area created through a combination of strong horizontal building lines, uninterrupted views through open areas and from the gentle change in levels towards the north-west' as stated in the Railway Terraces Conservation Area Character Appraisal which was reviewed in 2016 (paragraph 4.2 Views and Vistas).

I am shocked that the developer completely ignored Needham Terrace in their "ES Volume, Chapter 11: Daylight, Sunlight and Overshadowing" report. I have lived in the Terraces for over 12 years on the sound end of Needham Terrace, so the 25 storey and other very tall tower blocks in the proposed plan will definitely be visible and affect the sunlight available to mine and my neighbour's homes.

Montreaux dismissed the loss of light as negligible, a 20% loss of sunlight is very significant if your home only gets sunshine for half a day. Since the cottages were built on a north south axis following the railway, these gigantic buildings will affect our light tremendously.

These very tall towers will be seen from Needham Terrace, across the open space of the allotments, as well as from other terraces, yet they provided no illustration from Needham Terrace.

The developer also shockingly suggests that the development will improve "connectivity" between the terraces and its railway heritage - I cannot fathom how they came up with that one, but there is already 'connectivity'. Trains can be seen on the Cricklewood Curve. The Terraces community is very well aware of its history and doesn't need to be connected to an estate of tower blocks that have absolutely no relation to the Terraces, the railway or Cricklewood overall. How dare they attempt such lame reasoning!

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Isabel Nunes

Address: 6 Needham Terrace, Cricklewood, London NW2 6QL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:CONTINUED

Across wider Cricklewood, there are no other buildings of that size within 2 miles! Cricklewood is made up of small Edwardian and Victorian buildings that are 2-4 storeys tall. Unfortunately, the planning committee did approve a 9 storey building (reduced from 15) for 1-13 Cricklewood Lane and a 7 storey building (reduced from 9) on the Matalan site. Barnet's Tall Buildings Update 2019, page 5, divides tall buildings into 'tall' (8-14 storeys) and 'very tall' (15 storeys and above). Page 31 of the document, states that 6 to 14 storeys is appropriate for buildings in Cricklewood with 8 to 28 storeys being acceptable for the commercial/business buildings around the new station at Brent Cross and the North Circular Road. Cricklewood is NOT Brent Cross. Neither is it part of Brent Cross South, which is a mile away and where residential buildings will only be up to 15 storeys. The height of these very tall tower blocks could set a precedent for the Jewson's site, expected in two or three years' time.

Not only will this proposal be detrimental to the views around the Railway Terraces and Cricklewood, 3,000+ new residents will put enormous pressure on already overstretched services such as GPs (especially now that we lost Walk-in Centre), but it will also affect transport and traffic.

Cricklewood is already extremely congested and there has been very little consideration, if any, for this in any of the planning applications that have been approved in the time I've lived in

Cricklewood. There will be an increase in traffic, even though there is no parking for residents on the site, other than for disabled. All vehicular access to and from the site (deliveries, services, visitors) will be via Depot Approach, increasing congestion and pollution on the A5, already one of the most polluted roads in London.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Isabel Nunes

Address: 6 Needham Terrace, Cricklewood, London NW2 6QL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:CONTINUED

The description of Cricklewood Station as a convenient 'transport hub' next to the development is laughable. It is the only rail station in Cricklewood and serves only the City and South East London. There is no tube line and links to the West End, West and North London are by bus and are painfully slow and congested.

The local community has been ignored by Montreaux. They were told repeatedly by those attending their exhibitions and by local groups, that the buildings were too tall and too dense.

The plans and drawings are confusing, in particular the clusters of tall and very tall buildings. Montreaux is seeking OUTLINE planning permission, so the detail for each of the many buildings will come later, but the parameters for the development e.g. the HEIGHT and the DENSITY will be fixed if Barnet's planning committee approves this current application.

I beg of you to please reject this application outright - listen to local people, reduce the height and density and increase the green space.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Claudia Cianci

Address: 40 Oaklands Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think the buildings are too high for the area. The project does not fit with the outline of the other buildings. We will have less light on the street. It is a good idea investing in the development of the area but the project proposed look like an overdevelopment.

There is a proposal tower blocks up to 25 storeys! Reconsider a more green plan maybe using part of the space as a public green area that is missing on that side of cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Weiser

Address: 42 Keyes Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 The proposed developments are far too tall for the character of the area.

2 They will substantially reduce sunlight to many residential properties.

3 They are of a bland basic design that will materially blight the area for as long as they stand. They will be visible as the main feature over a wide area, destroying views and the prevailing character.

4 The locality is already heavily congested and even with the imminent tweaks to Cricklewood Lane the additional traffic will cause gridlock, both during construction and ongoing.

5 If anything like this is to be built in the area, it must be in character, sympathetic and in scale, of a much reduced height comparable to existing properties - certainly no more than 10 storeys, not the massive excrescences planned.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Celia Brasher

Address: 101 Brent Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: over development and out of character with the area, over shading causing loss of light

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret Smith

Address: 53 Melrose Avenue London LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development as it is too large and would have a huge impact on the surrounding area.

It is too high, dwarfing the surrounding skyline. It would put enormous strain on already overstretched or disappearing local services. It would impact on roads and traffic - already overloaded in this area, as well as local transport. It is high-rise which is no way to expect people to live. Past experience has surely taught us that, with similar large structures such as those at Queens Park being demolished in favour of more sympathetic lower structures. I certainly do not object to developments to house people, but not on this massive scale.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Charles Openshaw

Address: Flat 1, 20 Lymington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because:

- The incredible high-density of the proposal is overwhelming to the local area.
- There is not provision for any social housing
- The scale and height is out of keeping with the the local buildings which are 2 or 3 storeys.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr M Rahim

Address: Buckley Road Kilburn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a long term resident in NW6 I and many others use the NW2 area for shopping and meeting family /friends.This proposal is poorly thought out.The negative impact in terms of local infrastructure to absorb parking pollution etc..is so obvious.How did this get through the planning stages..??

The consultants who compiled the community impact assessment have failed on all competency levels.Barnet Council Planning need to urgently review this entire application and come back with better environmentally sustainable ideas

The 1100 units speak more to monetary generation than community benefit. What a sad state of affairs when we as council tax payers are betrayed so obviously by councillors and officials.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Nicholson

Address: 65 Melrose Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans suggest a very high rise and high density development which is certain to pose significant stress on local roads and infrastructure whilst being built, and which will impose further strains when it comes to accommodating the additional inhabitants. The traffic in this area is already notoriously slow and bottlenecked. This will make it significantly worse. The height and scale of the development is also entirely out of character with the low-rise and green locality. It looks like a monstrous eyesore and will worsen and not improve the local area. I strongly oppose.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Alison Ingram

Address: FLAT 22, DEBHAM COURT PINEMARTIN CLOSE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height and scale of these buildings will be oppressive to the surrounding area and won't fit with the character of buildings and streets nearby. There is no provision for additional services, infrastructure etc. for the extra residents this will bring to our community. There is no plan for social housing which is greatly needed in Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr daniel games

Address: 35 london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is overbearing and inappropriate for a local shopping area .It will certainly increase the amount of traffic in an already congested area

Developments like this seem to benefit the coffers of the developer rather than the public.

Words like "exclusive", "luxury", "executive", spring to mind....

Dont do it!

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Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Jones

Address: 35 Blenheim Gardens Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a brazen opportunistic attempt by a developer to build an entirely unsuitable development in a site that could be developed to enhance the area and the community. They are putting profit before people and the area of Cricklewood.

The height of each tower is totally out of keeping with anything in the surrounding area: any buildings close to that height are in the centre of London. Such buildings in this area are totally out of keeping and unsympathetic to the existing landscape.

The shadows that these proposed buildings will cast will be a blight on people living in the area.. There is a nine story block recently completed at 1 - 13 Cricklewood Lane and was described by Barnet Planning Officer as "an appropriate barometer for future development". This is the acceptable line in the sand!

The whole development is too dense 1,100 residential units is unsustainable in that area: it will quickly become rundown and squalid. The area cannot support the cars that will associated with the residents. Pollution will increase as a result of increased road congestion from the residents and services.(Waste disposal/deliveries etc).

The people of Cricklewood and the surrounding area are going to have to put up with noise, dust congestion and disruption to their day to day lives for over 10 years: the proposed building time of the development.

This plan is wholly inappropriate and will ruin Cricklewood and its environs.

I urge the Committee to reject the plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve Hudson

Address: 116 Olive Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a horrible overbearing development, benefitting only the greedy developers and the corrupt Barnet council. It is too big, too tall, too dense. It even turns its back to the neighbourhood as if it knows it is not wanted. There is not even the vaguest nod towards social or affordable housing. Where is the doctor, the nursery, the dentist or any other social necessity? What about overloading the local transport - buses and trains are already busy without another 1000 flats worth of extra bodies.

Bad idea all round, knock down B&Q if you must, but put in a park for local people who have no other local facilities. Sorry, I hear you say, no profit in that for anyone? Money ain't everything.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Backhouse

Address: 213 FORDWYCH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This visually ugly proposal will dominate, and is out of keeping with, the area. The high blocks will cause a wind tunnel effect and overlook and block light from adjacent properties. It will produce traffic problems in both the short and long term. There is no benefit to the local community from this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jane Wilson

Address: 39 Langton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No infrastructure or parking

It will cause overcrowding in Cricklewood & the buses will be more overcrowded than they already are, bearing in mind the nearest stations are Willesden Green & Kilburn which are both a bus ride away.

It's an awful eyeful, gross & will cause absolute havoc in the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Philip Johnson

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections:

1. The proposed development of up to 25 storey housing units on the existing B&Q site contravenes the policy in Barnet Council's own Tall_Buildings_Update, relating to the Edgware Rd Corridor. The published limit for cluster 10 (Edgware Rd - Cricklewood Lane) is between 1 - 13 storeys. This is, in itself, excessive but the siting here of 25 storey structures is absurd.
2. The proposed development site is for up to 25 storey blocks in Cricklewood town centre, currently populated by 2-3 storey housing and shops. As such, it is totally out of keeping with the area. Up to 25 storey buildings would overlook and overwhelm the neighborhood for several kilometers around the site and would totally transform the area, including adjoining parts of Camden and Brent.
3. The proposed development site does not include any social housing and would therefore be of no benefit to many of the more needing existing Cricklewood residents.
4. Current public services in Cricklewood are under severe strain. The proposed development will stretch services to breaking point. As an example it often takes 20-30mins to drive across the Edgware Rd - Cricklewood Lane junction, and the eastbound 226 bus often aborts its journey west of the junction. The addition of people and vehicles from an additional 1100 housing units would

produce perpetual gridlock in the area and overwhelm stressed public transport, in addition to escalating the levels of pollution.

5. Without social housing, I suspect that in the current recession properties would be out of the price range of many local residents and units would be either remain unoccupied or purchased as long-term investments by foreign residents having no connection to the town; a situation of no advantage and much pain to the local community. will stretch services to breaking point. As an example it often takes 20-30mins to drive across the Edgware Rd - Cricklewood Lane junction, and the eastbound 226 bus often aborts its journey west of the junction. The addition of people and vehicles from an additional 1100 housing units would produce perpetual gridlock in the area in addition to escalating the levels of pollution.

5. Without social housing, I suspect that in the current recession properties would be out of the price range of many local residents and units would be either remain unoccupied or purchased as long-term investments; a situation of no advantage and much pain to the local community.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jacqueline Pelham

Address: 5 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal, although in Barnet, is right on the border and will have a profound impact upon Brent and also Camden and their local services.

The height of the buildings - the 25 story one in particular - is horribly oppressive and totally out of keeping with the character of the surrounding neighbourhood. It will dominate the skyline for miles around and is of no architectural merit.

The traffic in Cricklewood Lane and Cricklewood Broadway is already over capacity and highly polluting. Even if personal cars for residents of this proposed development are not allowed, they will have access to car-share vehicles, plus there will be countless delivery vehicles with online shopping heading there, never more so than in this Covid era.

The thousands of residents will need schools and GPs. Where is the provision for this?

This application is all about maximum profit for the developer, with zero benefit for the surrounding residents and local authorities. Quite the reverse in fact.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Michelle Lee

Address: 6 St Ives Court 47 Mapesbury Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this development. It is overdevelopment of flats in the area, there is no social housing and most importantly, the proposed buildings are too high and will be overbearing to the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tara McBrearty

Address: 8 Oxgate Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Cricklewood all my life I write to strongly object to this planning proposal. 1100 flats with no social housing is a significant overdevelopment in an already densely populated residential area. What additional public services will be created for more than 2000 people? Our NHS is already crippled in with the local walk in centre closed! Public transport is also at capacity for us residents.

25 storey Tower blocks are totally out of keeping with the 2 and 3 storey buildings in our neighbourhood. The impact of such tall, overbearing buildings on our light and space will be immeasurable.

This is gross over development and any application considered should be in line with the area and have current, as well as future residents, best interests in mind.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Olszewski

Address: 40 Westbere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I oppose this planning application. I am objecting to this as an elected Camden councillor for the neighbouring Fortune Green ward.

This is an extremely large housing development which will generate all sorts of pressures on the local infrastructure and have a wide impact. This impact will also be felt in the adjoining boroughs of Camden and Brent.

I am particularly concerned that the application includes 105 residential car parking spaces and that the Illustrative Masterplan has provision for 110 spaces. This may be less than the number of spaces in the extensive car parking area on the existing site, but as a regular shopper there, it is obvious to even a casual observer, that only a relatively small proportion of those spaces are ever used. The comparison, therefore, is misleading.

The Environmental Statement Vol 1, Chapter 15 (Traffic and Transport) estimates that the total number daily car trips from the new development at 1,224. Inevitably, a significant proportion of these trips will be to and from Camden and Fortune Green ward in particular, via Lichfield Road-Westbere Road, Oak Grove-Fordwych Road and Cricklewood Broadway/Shoot-Up-Hill and the 'ladder roads' of Richborough, Ebbsfleet, Skardu, Rondu and Manstone Roads, plus Minster Road and Mill Lane.

Camden council is trying to curtail road traffic and car use and were this development to have been in Camden, we would have required it to be car-free. Curbing road traffic is an essential component of reducing carbon emissions and will also enable greater space for pedestrians and cyclists, something which has been made all the more pressing by the current coronavirus crisis.

Barnet council should require the applicant to make this development car-free, with a small number of car parking spaces only for disabled people. If the applicant will not do this, then the application should be refused. The days when housing developments had to come with large-scale car parking should be a thing of the past.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan North

Address: 40 Normanby Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development which will have a significant, and entirely negative, impact on the area and local community. In addition to the overbearing scale of the buildings proposed, no thought has been given to developing the amenities and infrastructure required to sustain a development of this scale. The lives of those who move into these flats will be negatively impacted by the lack of such essentials or the strain on school places, GPs, hospitals, etc, but so too will those of the existing community.

As residents of neighbouring NW10, we are particularly concerned that this development will turn what is already a bottleneck into an area where it is simply impossible to move. This can't be good for the environment, and the council should be concerned that adding so many flats in such a small space will have a huge and detrimental effects on the environment and on the air quality.

Whatever profit the council hopes to make from this will be used up managing the consequences of this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth Barker

Address: 29 Oaklands rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much traffic already in the area, pollution levels off the scale on the A5, not pleasant walking around there now.

Please don't just think of the money, it should be about quality of life around there.

I'm in agreement with regenerating the area but not such a big high rise.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joss Graham

Address: 26 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: A development of this size is completely impractical.

I find it impossible to contemplate that a planning application of this size had been allowed to progress this far. The schools, transport and green spaces are already at bursting point. The Brent Cross South project is going to put considerable pressure on the existing infrastructure. Then there is the development on the Matalan site. Has all this been properly factored in? As it is the B&Q site is an indispensable short cut for traffic East- West. An alternative must be any part of the plans to redevelop this site. Cricklewood deserves so much better. Overcrowding like this is a retroactive step that cannot be allowed to happen in 2020.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mary Rock

Address: 4 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed height of buildings is not in keeping with the surrounding area and would damage the local character of Cricklewood.

It does not provide enough affordable housing

It would bring incredible strain on all local services and congestion on roads which are already over congested and there would be lack of parking. The need for green space and outdoor areas for such a vast number of residents would be inadequate and have a detrimental affect on health and well being. The high density would overwhelm the surrounding area and all local facilities. The plan for this area needs to be considered by all councils that are affected by such a major change. No thought about the future of the area has gone into this plan which seems to revolve around fitting as many homes as possible into this space which we know leads to social problems in the years to come. I object whole heartedly to this badly thought out plan for Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: Secretary, Railway Terraces Residents' Association 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: My objections to this massive and inappropriate development will be emailed to the case officer, Carl Griffiths.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter O'Neill

Address: 90 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is based on the gross volume of flats being built in a densely populated neighbourhood. Not enough room to fit this people in so developers have to go up to 25 levels high to maximise profit.

In doing so they are building hugely out of character with property in the area - vast majority 2/3 storey buildings. This will be hugely overbearing for the neighbour and significantly impact light and privacy.

Please consider people as well as profit.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Noreen O'Neill

Address: 90 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the sheer scale of these tower blocks being built. There are thousands of being going into such a small amount of space and already local health, transport and public services are being squeezed to breaking point.

This is overdevelopment on a gross scale and will be overbearing for all of us who already live in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Antony Gray

Address: 51B Dartmouth Road - London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Much too large for the surrounding neighborhood. This type of development should not be imposed on the local population without major consultation. It seems that there is not enough social housing provision as well as lack of possibility of local infrastructure improvements. Apart from which it clearly breaches local planning guidelines in terms of height and scale. It should not be permitted in any form that does not limit development to height levels of the local areas.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Patrick Gallagher

Address: 196 LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Skyline and congestion

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Danielle Snaith

Address: 28 Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident living only a few hundred feet from the proposed development, I strongly object to this planning application.

The application seeks to justify excessive height, massing and density by claiming the proposal solves trivial or non-existent problems. The suggestion that a 25 storey building (and 16, 17, 18 and 19 storey buildings) may be required for wayfinding and legibility is ridiculous. The development is in no way in keeping with the heights or style of other buildings in the local area (2 & 3 storey Cricklewood) and would only be a detriment to the current community dominating the skyline and reducing daylight. The fact that the developer has repeatedly referred to the "wayfinding" properties of the development highlights how out of keeping this development would be to the area. There is no need for a public pedestrian and cycling route between Depot Approach and Cricklewood Lane and no evidence to suggest that the developer has found otherwise.

The application recognises there is no Cricklewood library or town hall, but does not offer any other community facilities, with the exception of access to the spaces between building plots. It calls one of these a Town Square but it is unclear how this space could actually be used for the benefit of the community. The green spaces provided are not equal to the demand that will be created.

The developers have no clear ideas on how the commercial spaces would be used, and no strategy for ensuring appropriate uses. There is no policy to ensure they do not remain empty. Transport for potential residents of such a dense site is also not properly addressed nor is the

impact on current residents. When I visited the open evening, it was apparent that there was no clear proposal to ensure that Cricklewood station would be able to accommodate such an influx of passengers from the development. The commuter trains stopping at this station are already full (ignoring lockdown) and it is often a struggle to board one.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Zaib Davids

Address: 11 Blackstone Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is already a very busy part of Cricklewood and the traffic on the Broadway and Cricklewood Lane is very heavy. The infrastructure of Cricklewood cannot support an enormous housing development such as this. The number of dwellings proposed will result in enormous pressure on the existing road system as well as on schools. The utter scale of the proposed development on this site is enormous and disproportionate to the roads and amenities of the area. There is a risk that the roads in this area will become completely gridlocked not just for the period of building but after too. There are no such high rise blocks in the area and if there is to be housing in this site, it should be low rise buildings that are in keeping with the surrounding areas.

The whole of the neighbourhood will be in the shadows of this enormous tower block. My family and I object in the strongest possible way to this overdevelopment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa Pate

Address: 118 Cotswold gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Completely out of character for the area. Strongly object

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Helena Scott Negus

Address: 17 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much overcrowding in an already very congested area
Traffic will be impossible

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adeeb Ahmed

Address: 33 Cedar Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I and my family are extremely concerned about the disproportionately large structures and level of density being planned for the project. The buildings are vastly larger than any nearby buildings, will overwhelm the neighbourhood and will irretrievably damage the historical character of the neighbourhood. Although it is understood that housing solutions of greater density than the neighbouring streets is required as part of a broader need to alleviate housing pressure in North London, the absence of any guaranteed social / affordable housing is in direct contradiction to this aspiration.

Furthermore, the huge increase in local population will put an intolerable strain on an already crowded and polluted road network. The impact on the lives of local residents does not seem to be taken into sufficient consideration in this plan, whether in terms of the overcrowding, additional pollution, the pressure on infrastructure or the pure visual blight of having such large buildings in a traditional 2-3 storey neighbourhood.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Fiona Garnett

Address: 107 Claremont Road Cricklewood, London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculously high tower block complex when we are trying to get rid of unsightly residential blocks. Is there any need to go so high other than greed?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lino Nunes

Address: 107 Claremont road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not fit for purpose as area does not have infrastructure now to serve its residents never mind post development. Increasing the population by thousands would bring congestion and demand for amenities to a stand still

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Sean Doherty

Address: 67a Chichele road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a nearby resident (Chichele Road) I strongly object to the proposed development. The scale of the works proposed is out of keeping with everything in the area and local resources cannot absorb this huge development without significant further investment and development. The site is already standstill traffic daily. The proposal is not serious in improving affordable housing for Londoners but on another scheme to make huge profits from stacking people a mile high. I would support a largely scaled-back project, with building sizes more in keeping with the local area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gisela Josefine Speyer

Address: 20 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned scheme is plainly monstrous! It is hideous. It dwarfs surrounding houses and sticks out like a sore thumb for miles around. It is utterly disgusting. How can you or anyone possibly consider such a scheme, even for a moment? No! No! No! This can not be built! Must not be built. It is too ugly and not in keeping with the local neighbourhood! It is heartbreaking that someone could even think these tall buildings/towers could be built there.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Gill Close

Address: 159 Dollis Hill Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Response from Dollis Hill Residents' Association

The Dollis Hill Residents' Association objects to this planning application for 1100 flats. The local facilities cannot support this additional number of households. For example, local people are already waiting too long for doctors' appointments and there will not be enough doctors available to meet need in already overstretched areas.

The density of the buildings is too high. Families will have insufficient space in the flats themselves and there is too little green space for recreation, with nowhere for children to run about safely. We have seen during COVID-19 that people need to spend time outdoors and socially distanced from each other. Many people who live in small flats have suffered mental health problems when there is not enough open space around the flat and not enough balcony or terrace space.

There should be no buildings of 25 storeys. We do not like this proposal including such high buildings, so that, if it is refused, slightly less tall buildings will be proposed. The buildings need to keep roughly within the heights of surrounding buildings and the local plan. These absolutely massively high and wide buildings will overlook nearby homes, cast shadow on them and block sunlight from them. They will create an overbearing high barrier to local people's views, in particular towards the green heights of Hampstead.

The traffic generated by residents, visitors and deliveries, which have increased since COVID-19, will cause gridlock in an area already full of traffic. Residents will want to park cars using more spaces than provided, whether for their own cars or ones rented for short periods, and will spill out onto local residential streets.

The development is for only private flats, missing the opportunity for a mix of much needed social housing with private housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Meagher

Address: 63 Dollis Hill Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These apartment blocks will only contribute further congestion to an already over used traffic artery into London, the A5. There is insufficient mass transit to cope with increased population density these apartment blocks will bring as well as not enough local schools, sports facilities and supermarkets to support this development Do not exacerbate a known congestion issue by ignoring these basic requirements.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Hillman

Address: 88A Shoot Up Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planned height of the buildings and the total number of accommodation units. It will ruin the skyline and place more demands on an already deprived area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ronnie Katzler

Address: 146 Ashford court Ashford Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I accept the need for good quality housing. I accept the need for a sympathetic development on the b&q site.

But the proposed high rise development will lead to great strain on the local infrastructure. The height and dimensions of the planned development would be excessive, creating an unmanageable increase in road traffic and demands on services including drainage. It would be our if keeping with the pleasant low rise nature of my, and tens of thousands of others', home area.

Cricklewood Broadway, cricklewood lane, chichele Road are already almost impossibly congested at many times over the week.

The developers have a need to 'develop' and earn their profits, but please, consider sensibly what is right here. This monstrous imposition on an already congested area is not socially responsible. It is not led by care for the community.

It must be a smaller, human scaled, well designed, pleasing to the eye addition to the residential town that is cricklewood, not an upsetting, socially divisive high rise with all the risks that attend high rise blocks historically.

Please don't.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sally Long

Address: 116 Olive Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I absolutely object to the proposed development. The application documents repeatedly talk about support for the application however the statement of community engagement reflects the truth that this development is out of character with the area and residents see the problems it could cause through being excessively high and dense. The siting of the highest tower in the most prominent position is justified by its relation and sensitivity to two-storey homes The Cottages when in truth it will be a dominant and inappropriate landmark for miles around. The maximum height of a recent application on the Brent side of Edgware Road tops out at 9 storeys - very high for this area.

Alongside any development there should be improvements to utilities to ensure sufficient capacity is available or new capacity is provided for the area it sits in. There is no such provision in this application. In fact in Cricklewood buses and trains already run to capacity with people unable to get on at peak times and traffic is consistently slowed or at a standstill at the bottleneck junctions at either end of Cricklewood Lane and Edgware Road. There is no proper provision of community space in the application - citing space is inadequate, funding and management need to be considered.

The developer says over and over that the scheme is well received and well thought out, but this does not make it so. In fact the many objections during the 'consultation' process and here show that it is not. While the London Plan may show Cricklewood as an opportunity area it should not be

at the cost of community cohesion.

Cricklewood, Brent Cross and West Hendon Development Framework

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Akhilan Theiventhiram Pillai

Address: 28 Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to the building of additional storeys which means the proposed buildings are out of keeping with rest of the surrounding environment and will block out light given the disproportionate size of the towers. The overdevelopment will create additional pressure on already over-whelmed local health and transport facilities and other amenities. Given the current health situation and recent safety issues with high rise towers, surely the sensible option would be to build flats or houses with sufficient internal space and external green spaces rather than allowing the developers to profiteer by building high and shifting the on-going costs and problems to the locals - this is especially true as none of these flats will even be social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Magdel Hanekom

Address: 39 Howard road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development consist of too high buildings and it is not in keeping with surrounding area. This will be an eyesore!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Cindy Doyle

Address: 4 Robinson Court 21 Handley Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived opposite B&Q on the other side of Cricklewood rail station for many years. Although that car park area is good to have because there is no other car park space in the area, it's too much space as it's never used up. Living so close to B&Q is really convenient as there's no other hardware store within walking distance in this area. I know that our area really needs redevelopment but this is too extreme. This is a mostly working class area with a serious lack of social housing. The proposed tower blocks will not be social housing. It will be too expensive for anyone in the area to afford and will only draw people in from more affluent areas and push poorer people out. This is not how you fix the social housing issue. Another thing is that the tower blocks are ridiculously high for the area. Cricklewood Broadway is a mostly flat built area, and on the platform of the station you get to see a lot of skyline, something that is disappearing very quickly from London areas. As a photographer I've been documenting Cricklewood over the years and I've managed to see and photograph amazing sunsets from the station platform. It's special moments like this that make me glad to live here and more so now during lockdown. The sun sets directly behind B&Q which will be forever lost if this tower block is built. Daylight is so essential for your mental and physical health. Being able to see the skyline should not be a luxury for only people who live on the 20th floor of a 600k flat. If these tower blocks are higher than 3 stories, they will overshadow the entire area, cutting daylight for many people and will become a depressive and overwhelming eyesore. Please reconsider the development and don't build these high-rise tower blocks. They won't solve the problems this area has and it won't benefit the people that need help the most.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Rippington

Address: 33a Agamemnon Road Fortune Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't live far away and often come to Cricklewood and know this area well. This development proposal is HORRIFIC and OUTLANDISH in its size and density. It would be an total eyesore in a low rise, mainly residential, area. I gather it offers NO social housing and thus no benefit to local people.

I can't think of anything good to say about this proposal. It's ridiculously out of character with the local area and I STRONGLY URGE you to REJECT IT OUTRIGHT,

Thank You.

Alan Rippington

(ex- member of Camden Planning Committee-a very long time ago!)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Charlotte Harrison

Address: 25 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would dominate Cricklewood. The much loved NHS walk-in centre was recently closed by Barnet and I often have to wait over a week to see my GP. There isn't the social infrastructure to accommodate 1,100 more flats and I can't see a plan from Barnet to extend local services.

We don't have a functioning library service in Barnet. I recently left sixth form for university and had to travel to Willesden Green or West Hampstead to use their libraries for study space. Again, there is no obvious extension of local library provision for existing residents, let alone the new ones.

This development does not address the needs of the local area, nor does it reflect the desires of the community. We need a library, a community centre and more social housing. This proposal ignores all 3.

The buildings are obviously too tall and would impact on residents living near the site, but would be seen from quite a distance away.

The design is not appealing. As the tallest block is a "way finder" so people can find Cricklewood Station (something I never knew was a problem), it is appalling that the developer didn't design something more unique than any other soulless development.

It is clear from the developer's clear disinterest in taking the views of the community on board that this is nothing more than a development designed purely for the benefit of the developer.

To be clear, I am not attached to the B&Q building and the enormous carpark is a waste of space. However, that doesn't make this plan acceptable either.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr khalid salaria

Address: 218 cricklewood lane london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will not make the area better. what will it contribute ? No social housing ? In keeping with existing height ? NO way !

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Lewis

Address: 8 Carlton Mansions 73-75 Chichele Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The current site and surroundings don't have much architectural merit and it seems sensible to aim for high density housing on a site with good transport links. So I don't have any objection to the towers if they are high quality designs, but I would like to see more affordable housing as part of the scheme and more effort to make the street scene of high quality and likely to generate a good mix of shops, cafes and public space.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Anthony Rubin

Address: 42 Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am amazed to read the content of this planning application. It is very much too high in scale and will overwhelm the skyline and cut out daylight from large areas. It will adversely affect traffic in Cricklewood which already causes congestion regularly. Cricklewood is an area without many high rise buildings and certainly none as high as this one. This means it will be totally out of character with this area. There is no social housing included at all which is unacceptable. I therefore object strongly to these plans and request that they be refused in the strongest terms possible.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Shales

Address: 53 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this development, first of all, is that it seems to me to be fundamentally misconceived. It seems to be based on the idea that whereas Central London must be preserved as "Green City London", Outer London/Suburbia can (in places) be subject to massive high rise, non-green development. The danger is that You'll half-kill the goose that lays the golden egg, expecting it to carry on happily as usual. London AS A WHOLE is Green City London. The creation of the marvellous centre has been complemented by the the brilliant bringing together of previously divorced small towns and villages in ways which somehow manage to preserve bits of woodland for one thing or another, parts of sheep and cattle fields for all sorts of sporting and recreational use, ditto arable lands. As you know, there are hundreds of books that tell you all about the ways in which this was done over the decades. Over the centuries! Please don't ignore them. Even now the helicopters don't just come down to look for miscreants. They come down to look at the Lovey gardens. Ours may not yet be one of them but we're working on it.

If you cannot do anything better, then please halve the heights of each of the proposed new buildings. And get in more trees and shrubs! But how can you do this? I believe I am right in saying that several years ago the various bodies responsible for Brent Cross redevelopment made it clear that after everything had been done there would be 22 acres of EXTRA green space. Incredible! But what is the point of that if this scheme (it would seem) would take us in the opposite direction? Here is a better plan altogether: use the B&Q space for fewer dwellings and more trees, and bring in the best garden cities in the world OUTSIDE London. Preserve Greater London as a green city and make use of that 90 per cent of England /UK which is not under concrete with the

greatest garden cities in the world. We have the builders and the garden specialists to do it.

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Case Officer: Carl Griffiths

Customer Details

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Comment Details

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Customer Details

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Comment Details

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Case Officer: Carl Griffiths

Customer Details

Name: Ms F Osgun

Address: Flat 6, Newhaven court 189 Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The published plans are contrary to Barnet's published policies on tall buildings and regeneration. Montreaux's proposal also intends massive development with no social housing and only an "aspiration" to provide "affordable" housing. These blocks are overbearing in an area of two-storey and three-storey shops and houses

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pam ROBINSON

Address: 168 Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too high. Area would benefit from greater green space. Not enough social housing.

Access will add to traffic congestion, which is already under pressure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cristiane Bitencourt

Address: 100 Dollis hill Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I are already overcrowded, Gp overcrowded, schools overcrowded.

Hospitals overcrowded.

Comments for Planning Application 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Vivienne D'Silva

Address: 13 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current infrastructure is at capacity for the area. Even during this COVID-19 period it is difficult to go to the shops etc. If this development happens the local area will not be able to handle the expansion. As we are also on the Edgware road with railway tracks and residential areas behind there is also nowhere to integrate with the volume of new residents effectively.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Hajra Basit

Address: 1 Omnibus House 116 Cricklewood lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood lane is very crowded as it is, building such a big residence complex will make the area unliveable with a disproportionate increase in traffic and pedestrians. The Thameslink train station runs trains every 15 mins into the city, increasing the number of residents drastically with such a big housing plan will make the trains to run far-far beyond capacity. They are way to busy in peak hours anyways.

This development of this size is just not suitable for the area. It only reflects poor planning on behalf of the builders and the council. It will stifle the area and make Cricklewood lose all its charm. I very strong object the development of such a big residence complex. The local residents will not benefit from it in anyway.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Tanya Provan-Church

Address: 63 Gascony Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why after Grenfell are towers being built with so many floors, shouldn't the height be determined by how far the fire brigade can reach. The towers will loom over the whole of cricklewood, where nothing is really more than 2 or 3 floors, probably cutting light to different areas at various times of the day. There is already a great deal of traffic in that area and always a traffic jam as the Edgware Road is a main route to and from the M1 and Brent Cross. The extra traffic would be a disaster in the making. Are there enough schools, doctors, dentists to cope with huge amount of people living there. Also there are no big supermarkets any where near.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Campling

Address: 27 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application. The proposed buildings are too tall. The housing is too dense. The proposed development would be highly detrimental to the local area and especially my local neighbourhood. The exceptionally tall blocks would be unsightly and block light and obscure views. Large areas of sky would be obscured. The large number of units cannot be supported by the local infrastructure. The roads are already congested. Trains and buses are already crowded. There is not enough schools, doctors or dentists for so many additional homes. The additional numbers will add to pollution and be detrimental to the environment. There is no capacity for this huge number of additional homes in such a small area. I ask that you refuse this application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Bernstein

Address: Garden flat 5 Moss Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fail to understand how this development can be allowed: it seems to me that this is gross overdevelopment of the area. The prospect of having any residential building of 25 storeys is also completely out of keeping with the area. I have the impression that this is simply an opportunity for developers to capitalise on a retail park that now has low footfall. I object to the development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs carol jacob

Address: 143 Prayle Grove Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The whole plan looks hideous. It is out of keeping with the rest of the area. Will cause even more traffic for the surrounding area during building. Traffic is bad enough as it is in Cricklewood. The 25 storey building is far too high and will block out light etc. I wholeheartedly object to this plan being given permission to build. The residents of the area do not need all this upheaval.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alicia Arce

Address: 1 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development which is totally out of keeping with the character of Cricklewood. I live in the Railway Terraces, an 1880s conservation area, and the architecture in the rest of Cricklewood is predominantly Victorian and Edwardian. These are small scale buildings, and have a neighbourly feel about them. So to build a cluster of tower blocks, with one 25 stories high, is totally out of character. Barnet's Tall Buildings Update 2019 states that 6 to 14 storeys is appropriate for Cricklewood and even that I think is pushing it. This would totally change the feel of the neighbourhood. This is our home, not somewhere to pack in as many homes as possible to fulfill a housing quota.

Equally important is the enormous pressure 1100 housing units will put on the local infrastructure which is already stretched in all directions - GPs, transport and other facilities. Despite the limited parking onsite, there will be a huge increase in traffic from so many households, increasing pollution on the A5, which is already one of the most polluted streets in London. It and Cricklewood Lane are gridlocked most days, as it is. There is no tube station and buses add to and get stuck in the polluted roads.

This is one of several major housing developments going up in the Cricklewood area which will change its neighbourhood character forever. Do we even need them when demand for small flats is falling?

I ask you to turn down this application. Although the site could do with development, this is an opportunity to add to the character of Cricklewood not destroy it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tomoko Ihle Murai

Address: 14 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object this project of building really high flat(24 floors??).

Because building such a high building at next to residential conservation area, it will disturb everyone.

surrounding area is only low houses, suddenly having this high building is not match the area at all.

We all see the building as disturb object to cut our sky and sun.

Please re- plan to have flat to have less than 10 floor

To create nice environment to town.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gavin Watton

Address: 7 Midwood Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To high and crowds the skyline. Also what about buying and renovation the old Cricklewood station it's and piece of history going to ruin?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Douglas Poggioli

Address: 12 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not believe such a development is suitable for Cricklewood. The blocks are too high and too dense. They will completely overshadow the neighbourhood cutting off light and air circulation for both those residents in the Terraces and those on Claremont Road. They will bring too many people into the area, clogging up the small road that goes under the railway bridge and overwhelming local businesses.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip McCusker

Address: 87A Vincent Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is poorly thought out. The area of Cricklewood and its surroundings, particularly in this area do not have the infrastructure to support this development. The roads are already congested, the buses are busy and there is not the greatest rail services available.

This would add further pressure onto the already busy A5, following the other disaster of a development towards staples corner.

The buildings are not in keeping with the area, would stand out like a horrendous stain on nw London in disgusting money grabbing exercise to cram the most people and take the most money out of the site without investment in the infrastructure to support it like most developers do.

All take, no give.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr isaac shlomo

Address: 2 Oman Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Out of my character for the local area. Will not enhance the area in any way shape or form.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Anne Devlin

Address: 67B Cricklewood Broadway London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these plans given the impact on the local community and lack of affordable housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kathleen Geary

Address: 103 Ivy road Cricklewood london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am totally against this ridiculous situation in Cricklewood and the taking OUR local stores which is just about, within the boundary of BARNET which has many large open spaces. It is completely obvious what your intentions are! Could Barnet council have chosen a site any less on the edge of their boundary line to Brent if they tried? It is almost farcical!

To build 1,100 flats in such a small area and removing shops we rely on, makes no sense at all. Additionally, high rise flats have proven with Grenfell Tower, that placing financial gain before people, is not the way to go. This situation is far from ideal and has safety and environmental ramifications. This already densely populated area will not be able to cope with this extra influx, the local area has low level Victorian dwellings, we do not have high rise flats and we do not want high rise flats. we want our shopping areas to remain and this project terminated.

Is their intention to spoil our local shopping area and pollute our area further? You can clearly see, our area has fewer green spaces than BARNET, yet you want to encroach on us further, leaving your green spaces intact. Build this monstrosity within Barnet proper NOT on our boundary lines.

This idea is an attempt for Barnet to make money, the structure will be 1,000 money boxes for Barnett !!!!

Rethink the location and build it one of Barnet's many spaces & near one of your stations. These flats are not wanted and will not benefit our local area. They are seen from miles away and spoil the views and landscape.

Hopefully BRENT COUNCIL are against this proposal, as they are trying to make Brent healthier & people conscious borough. Lets hope Barnet isn't paying Brent off

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Geary

Address: 103 Ivy road Cricklewood london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am totally against this ridiculous situation in Cricklewood and the taking OUR local stores which is just about, within the boundary of BARNET which has many large open spaces. It is completely obvious what your intentions are! Could Barnet council have chosen a site any less on the edge of their boundary line to Brent if they tried? It is almost farcical!

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Case Officer: Carl Griffiths

Customer Details

Name: Miss caron geary

Address: 76a Willesden Lane kilburn london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am totally against this ridiculous situation in Cricklewood and the taking OUR local stores which is just about, within the boundary of BARNET which has many large open spaces. It is completely obvious what your intentions are! Could Barnet council have chosen a site any less on the edge of their boundary line to Brent if they tried? It is almost farcical!

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Natasha Back

Address: Sumatra Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Disgusted that this monstrosity is being proposed. It'll put a huge strain on an already overwhelmed area and the lack of social housing is shameful. Listen to residents and stop being so greedy

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona Walsh

Address: 55 Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On the whole I support this re development of this area and consider it a positive. What I object to is the density and height of the blocks. I think they should be limited to 10/ 15 stories more in keeping with the area. and incorporate additional green space and parks for Children. I am also interested in how the traffic will be managed on the intersection of Cricklewood lane / A5 / and Chichele road , as this is already very busy during peak times.

Thanks

Fiona

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophia Kesteven

Address: 67 Cricklewood Broadway London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The gargantuan nature of this development would completely overpower the community feel of Cricklewood. I'm sure many people would support new developments, but not at this scale. Please reconsider.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Urvashi Chand

Address: 69 Teignmouth Road Mapesbury LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a HUGE development which will change the feel and landscape of the area. Cricklewood is already a crowded place with traffic and people and this development will make the congestion worse. There is not enough facilities for this development such as doctors surgeries and schools. Our local parks will become even more crowded. There have already been many many additional houses and developments in the area and we DO NOT need another huge one.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elizabeth Orr

Address: Flat 5 141 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too dense. Out of sync with surrounding areas.

Will cause traffic chaos.

Environmentally unfriendly.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Schulleri

Address: 2 Woodley Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the new development on the current B&Q site to be built 25 storeys high and with up to 1100 residential units. I request that the absolute tallest to be 10 storeys and 400 residential units. The reason for these I will list below:

- Anything above 10 storeys will look horrendous in an area of mostly 2 to 3 storey high houses and the tallest of the new development next to Virgin active being 7 storeys high. It would further create a large looming shadow over many neighbouring houses in the wider proximity when sunlight is already rare and working from home being more common now than ever
- the buses going down the A5 are already overwhelmed at rush hour and having 1000+ new flats would bring an unmanageable amount of additional commuters
- the A5 and Cricklewood Lane already have a very high amount of traffic that even trying to pass by bike at times is impossible and dangerous. There simply is not the capacity for more residents with cars and shoppers coming by car.
- On top of that the increase in pollution caused by 1000+ more residents and shoppers would be a threat to many young children and the elderly in the area

I beg you to not allow these way out of proportion development to go ahead in its current form and not to allow anything other than numbers stated above

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Ajmal Sherif

Address: 71 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not becoming to the character of the area
it will greatly add to the congestion and pollution

It is not required at a time where social housing and policing is of priority

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kate Daswani

Address: Flat 5 Omnibus House 116 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: it's far too high and would be an eyesore for the local community. This means we will have no daylight or sunlight in our flats and it's very crucial to mental health give we are all at home now,

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mila Griebel

Address: 2 Gladys road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development has many flaws. Far too many High building for the area . Totally overshadow with the homes and shops surrounding it. Bad bulky design . Lack of open space . No Car free site is car free they just use the roads around the development or park on the site anyway. Local roads already packed. Will have impact on kids going to school and locals in general using public transport. Impact on amenities, schools doctors , dentists , and local businesses . Permission should not be granted with density on such a small area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr W Dias

Address: 112 cricklewood lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I appreciate the major investment and much needed renovation coming to the area and specifically to this part of our much loved neighbourhood, I must confess that I am at extreme unease with the proposed plans, this will make the area extremely dense, local traffic is already a nightmare with the junction of Cricklewood lane/ Cricklewood Broadway being a scene of frequent accidents and road rage due to the poor layout/ capacity of the road.

The plan looks to bring much needed light to the area as well as a breath of fresh air to the unused car park space by B&Q.

Bringing down the proposed number of flats and height of the towers would be an opinion changer, not only does a 25 storey building look horrendous amidst the local area, it would also increase the density of the area unsustainably, the station would also take a great impact, with the current trains already being overloaded during peak hours, an additional strain on these would be extremely negative to the locals.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Reiko Kimura

Address: 11 Geary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In this pandemic era high tower residence is the most inappropriate residence. In the middle of busy area especially it cause lots of trouble traffics and pollution. I strongly object.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms kate ferrie

Address: 14 langton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development for the following reasons:

- The proposed development is completely out of character for the neighbourhood and will tower above all the surrounding streets, setting a irreversible precedent for further ugly high rise blocks to be built.

- The scale of this number of new households will put an unbearable strain on local facilities especially schools and medical centres. Most local schools are full to capacity and there are already several other new developments also increasing the number of children needing school places.

- It presents a huge increase in the pressure on to already busy local transport systems / roads, if built, creating more demand for already overcrowded public transport, more congestion at bus stops, increased traffic and pollution.

- I attended the consultation and raised the issue of the works traffic and huge danger this represents to pupils using local roads to get to Hampstead School and several primary schools. It did not seem as if this has been considered at all - despite hundreds of school pupils using the B&Q site as a cut through daily and many more using adjacent streets. What reassurances are there that works traffic - of huge lorries that are known to present specific danger to

children/cyclists - would not be delivering on site at school drop off/pick up time?

- The proposed flats are mainly small 1 bedroom flats with no outdoor space - the model that the pandemic has shown us is the least healthy/desired housing model.

- There is no social housing - despite the massive local need - and any 'affordable' flats would invariably be completely unaffordable to local families/individuals on average wages for this area. So the development operates as a vehicle for gentrification and destroying the local community through only offering housing that is unaffordable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms siva Zagel

Address: 10 Besant Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These residential buildings will be a massive looming eyesore to the local areas. The designed tower blocks are not in keeping being bulky and designed out of character of the area, including the recently built block of flats on Cricklewood Lane.

There will be an impactful loss of light with the shadow falling. On close examination of documents there is significant shadow fall. I also do not feel the documents have looked at the wider area impact.

Cricklewood Broadway and Cricklewood Lane are already busy and over used highways, adding additional 1100 flats, when statistics state 40% of residents will have one car and 12% have two or more cars. 100 to 110 parking spaces is inadequate parking, and will harmful impact on local roads forcing residents in to immediate areas which are already having parking issues.

At a time when people looking for outside space when modern construction means small rooms and living space, these are completely inappropriate.

There is no social housing, which is desperate in the local area. 'Affordable' housing will be unaffordable to most people, leaving housing empty.

Schools, nurseys and doctors in the local area are already oversubscribed. There is no

infrastructure put in place to support these, with already other developments happening in the area, this will put on further pressure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lewis Foti

Address: 18 Dawson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A development of this scale will see a significant increase in population in an area that is already densely populated with a high level of traffic congestion and consequent pollution.

The development makes no provision to provide the increase of the necessary services required to support the additional population namely health care, education and transport.

The scale of the development is out of keeping with the local architecture and will be detrimental to the local environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Kelly

Address: 18 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too big blocking out our light and too ugly x busy.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Long

Address: 2 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the height of the buildings. They are too tall and out of keeping with the area. I am worried about the view that will be destroyed by the buildings going up.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Murphy

Address: 17 Ellesmere rd Dollis Hill

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having been born and lived in the area all my life I would like to object to this development. The area is already congested, local services are bursting at the seams and the overpowering structures being proposed will dominate the locality, blocking light and making the area far less desirable. No doubt the value of nearby homes will be reduced, and the practical elements of freedom of movement, access to local amenities, doctors and schools will be reduced, making it impossible to live comfortably in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Roshan McClenahan

Address: 4 Gratton Terrace London NW2 6QE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal. Have we not learnt anything from the pandemic and from the environmentalists? People maybe working from home, and will want gardens for their sanity. Children and their families need good clean air. Cricklewood is already polluted, why make it worse?

So what does Barnet Council do? Build a garden on the roof! I don't object to that, but also build one at street level. So what should the developers do:

Ensure enough GP surgeries, schools, make the blocks a traffic free zone except for the disabled and most importantly cut down the height of these buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Allen

Address: 123 Gladstone Park Gardens Dollis Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections:

Over density of Cricklewood

Height of blocks are not reflective of the established house styles

Should be a car free development as the surrounding roads currently do not have capacity for the current levels of traffic

Stress on current facilities, public transport, schools, health

No consideration of environmental damage of building a huge development on very limited space

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Samantha Peck

Address: 58 Howard Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- not in keeping with character of local area

- unreasonable demand on local services with no provisions made
- loss of light to local area due to shadow
- no social housing provision
- increase traffic to already congested area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Kustow

Address: 26 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir / Madam

It was always inevitable that the B&Q Broadway Retail Site would be redeveloped into a mixed use development. However, what is far from inevitable is the size and scale of the permitted scheme. The permission that is being sought is wholly unrealistic as it would in my opinion be massively detrimental to the area, and for the following reasons:

First and foremost, the proposed maximum height of 25 storeys is not in keeping with the height of any buildings within the Cricklewood area and would be a lasting blot of the landscape if this scheme were allowed to proceed. Yes, there is a completed development a couple of miles up the road in West Hendon, but to compare West Hendon with Cricklewood is chalk and cheese. They are two entirely different areas in character and in outlook and just because Barnet Council granted permission for the West Hendon development does not mean that they should be allowed to do the same in Cricklewood.

The proposed height would as I am sure you will appreciate not only dominate the skyline but studies have shown that it will also significantly and adversely affect daylight and sunlight available to many of the residents living close by.

Our quality of life has already been tainted by your recent approval of plans to create an aggregate plant along the Edgware Rd with an inevitable marked increase in traffic. The traffic situation in Cricklewood, not only the A5 but most adjoining roads is already bad and by granting permission

for 1100 housing units (3000 or so new residents) will make a bad traffic scenario intolerable. Moreover, it would place enormous additional pressure on already over stretched local services. The tall towers proposed will do nothing but destroy views and character within the Railway Terraces where I live

Permission has been granted to the Co-Op site for 9 storey buildings and 7 storeys for the Matalan site which is appropriate. Please ensure that the same applied to B&Q. Regards, Jonathan Kustow

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Justin Raccanello

Address: 15 Dawson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Chiara Mormile

Address: 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will be a mess. It's better like it is. Later we will have only high buildings

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lina Lai

Address: 167 the vale Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think we should have this building in cricklewood!

We already have overcrowded area !

Not enough Gp ,

Not enough structure to have high rise buildings!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Morton

Address: 42 GARTH ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These no doubt expensive to buy non-affordable, densely packed edifices would totally dominate and be overbearing to the area. Overwhelming the skyline & have a detrimental impact on the local community including hard pressed GP surgeries and other social services, public transport, parking environment schools etc. Is Barnet Council committed to high density building work in this and the Childs Hill area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rebecca Peters

Address: 41 cedar road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too high and obtrusive to view. Oppressive looking due to size. Out of proportion with everything else.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs LeilA Ager

Address: 38a Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another development on the border of Brent and Barnet with no consideration for the current infrastructure- the A5 cannot cope with current resident numbers. It can take 30 mins to travel a mile! How can this development help that. I would also hope more consideration would be put into the height of the buildings which will totally dwarf local park spaces, schools and churches

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Arshad Mahmood

Address: 198 Salmon Street London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This site is being over developed, mass and Height also too high,

Would be causing transport congestion and disruption to local communities for several years to come on A5 and surrounding area. Lack of sufficient social housing in this development for the low paid tenants.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Veronique Joud

Address: 39 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Height of buildings especially very tall tower out of keeping with the area

Lack of infrastructure re schools, GPs, transport links

Lack of social housing

Should include community space especially indoors facilities available for hire for functions, baby/toddler meetings, youth groups etc that are lacking dearly in the area

Over powering presence and skyline, too dominating

Loss of sky views and natural light for the area

Lack of green space

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Scott Bartle

Address: 77 Teignmouth Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The public realm space looks great. Cricklewood needs a public space with bars, cafes and restaurants that you can sit at away from the road. This public space is even more of importance given you are widening the junction opposite chichele road and are building an asda opposite the bingo.

If you think about a pram test, there is no where currently for parents to take their babies and this provides some options. Many of the comments are from people who don't even live in walking distance to cricklewood or are those who live nearer West Hampstead and have decent public amenities. So in this time of covid, and low traffic neighbourhoods, hold in mind people who want to walk somewhere away from the road. The proposed public space offers this and is reminiscent of granary square, kings cross.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Charlotte Robinson

Address: 168 Fordwych rd Cricklewood LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood Lane is already so congested and total chaos, there doesn't need to be added strain. There are no other buildings like it in the area, it would look totally out of place. After this I'm sure more will come and the skyline will look awful. There isn't enough social housing in the building. London is full of empty flats and buildings, we don't need anymore. We should focus on housing the vulnerable and homeless in our society not creating more investment opportunities for the rich.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Raoul Blumberg

Address: 99 Geary Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building application is without precedent and grossly out of scale with the surrounding environment. Apart from visually blighting the landscape, there is an existing council guideline for buildings to be no higher than eight levels in this area, which is being cynically challenged. The large number of proposed living apartments exceeds local available infrastructure. This is not just with regard to existing roads, notably unaltered for decades but also facilities that include schools and GP surgeries, furthermore the local and well-stocked B&Q hardware store will be lost.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Raoul Blumberg

Address: 99 Geary Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building application is without precedent and grossly out of scale with the surrounding environment. Apart from visually blighting the landscape, there is an existing council guideline for buildings to be no higher than eight levels in this area, which is being cynically challenged. The large number of proposed living apartments exceeds local available infrastructure. This is not just with regard to existing roads, notably unaltered for decades but also facilities that include schools and GP surgeries, furthermore the local and well-stocked B&Q hardware store will be lost.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Martin Raftery

Address: 19 Asmara Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live about 500 metres from the proposed development and have done so for over 40 years. I strongly object to the proposed development on several grounds. These high rise blocks will dominate and ruin the skyline of Cricklewood which is in the main a 2-3 storey area. It will be overbearing and out of keeping with the surrounding buildings. In addition, no social housing is included and this is a critical requirement in London with its homeless problem and high rates of rent arrears. The junction and traffic lights at Cricklewood Lane and Lichfield Road is one of the worst traffic bottlenecks in Northwest London and a development of this size and scale will make this problem much worse. I can't envisage how the site can access Cricklewood Lane without creating traffic chaos on that road during the development itself and afterwards due to the high density of residences ie 1100. The local infrastructure will not be able to support such a large development without placing severe strains on local schools, health centres, transport and retail. I object to this development on the strongest possible grounds.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Caty Delmont

Address: 12 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:*The towers are too high and will block my view of the sky and the amount of light I receive especially on rainy days. It is estimated that we will get 20% less light than we currently have.

* There are no buildings of this height in the vicinity and they will dominate the skyline and buildings of this high are not recommended by Barnet's Tall Buildings legislation.

*The population will be denser and the streets are already impassable at times with the number of people walking on them.

The traffic is already impossible and we will be having increased lorries as it is due to the new waste facility, more visitors and delivery vans to the new tower blocks will make life even more difficult.

* Health wise the Pollution will levels are likely to increase and our high road already has one of the highest levels of pollution in London.

* The types of stores:- gardening, DIY and discount stores on the site are vital to the economy and to the lifestyle in cricklewood. They mean that local people do not need cars to buy plants and and supplies for DIY projects.

*The medical centre we had has been closed and now there will be more demand for the few facilities that we have.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Shaw

Address: 42 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think that the building will be too high and not fit in with the area.

There will be too much extra traffic in an area already with traffic problems.

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Case Officer: Carl Griffiths

Customer Details

Name: Lord Mkhonto Gumede

Address: 11b Lichfield road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: To under such a huge project with absolute nothing to contribute to the community, the borough or the city is an extreme injustice.

B and Q does more for the community than this ever will.

Any major developments must put the community first. If no social housing is included then there must be some public space for things such as music, Arts, youth projects and education, the business that support them.

A project of this size should be building a new cricklewood not just one thousand flats...

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Anastasia Chew

Address: 26 richborough road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much congestion already in area. Poor air quality as a result. My children go to school the other side of cricklewood Lane and I worry about the traffic and air.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marlene Wardle

Address: 27 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development. The buildings are too high, 1,100 apartments are too many and it is so completely out of keeping with the character of the neighbourhood that should these flats be built, the present Victorian and Edwardian street scene will be destroyed. There are no very tall buildings in Cricklewood.

I have lived in the Railway Terraces, adjacent to the proposed plan, for over 30 years. This is a missed opportunity to develop housing and green space in a sustainable way for people who need proper homes. High rise flats with shops below have long since been discredited as not being compatible with caring community ethos. It is essential for the health and well being of the people of Cricklewood, that the planning committee do not grant the request to build blocks of flats from 15 to 25 storeys high. The site is on a hill; 6 storeys would be high enough.

With regards the Railway Terraces, from the various Barnet documents I've read, as a conservation area, our skyline and views in and out of the terraces should be protected and very tall buildings should not be built next to us. Both have been allowed. Cottages at the south end of the terraces will lose sunlight, as will Kara Way Playground which serves all Cricklewood children. The playground will be dwarfed by these towers, lose light and will be more polluted because there is only one entrance in and out of the site for all vehicles, Depot Approach, which runs alongside the playground to the A4. Cricklewood is one of the most densely populated and polluted areas in London. Adding, what, in effect, will be another 3,000 population will overload local transport,

surgeries and facilities.

My final point is that, though many attended the public meeting and talked to Montreaux reps, about the excessive height and density, no changes have been made to the plans. Residents' requests were ignored.

I request the planning committee discount the consultation and reject this application.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nikki Krieger

Address: 14 Ardwick Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a huge, unsightly development that is not without keeping for the rest of the local area. It is too high compared to other buildings locally at 25 floors - we are a local community here in NW2 not Canary Wharf. It will loom over all other homes and premises in the area and we will have no other choice but to see it from every vista possible. This is a perfect example of cramming as many people into an area as possible without considering the social, psychological and environmental impacts. The increased traffic that such a large number of flats will bring cannot be supported by the current infrastructure. There are few plans to increase the capacity of other local services such as doctors, schools and amenities.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ramsay Wood

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As resident of the Railway Terraces Conservation Area I object to this proposed development at the B & Q site on key technical points, each already mentioned several hundred times.

Today, Oct 8 2020, there are a mere 5 public Support votes and over 1,000 Objections: meaning less than .005% are in favour of this project- and that percentage will continue to dwindle towards .004%, perhaps even lower.

An overwhelming 99.5% majority of local residents repeatedly object to this vainglorious project one or more of these five reasons:

- a) The impact of the number and height of the tall buildings is completely out of keeping with Cricklewood which is Edwardian/Victorian in character.
- b) The density of the units is inappropriate in a suburban environment and will destroy the human scale of the area.
- c) The loss of light to the existing (and especially the Railway Terraces C will severely decrease the quality of life.

d) The visual dominance of the proposed height and number of the tall towers and buildings will destroy the character of this part of London.

e) the increase pressure on local resources, increase to traffic (already at breaking point) will make life unbearable for local residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Polly Wight

Address: 18 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many houses in an already busy, polluted and congested area. Not even social housing for those in need! Traffic will be worse, roads a lot busier and air quality diminished! 25 storey blocks to overshadow the whole area!

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kala Parameswaran

Address: 20 Swannell way LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think a lot has been said already. But this area is so crowded already. The traffic is a nightmare. Brent cross south is going to add in many more homes and there is no plans on increasing the infrastructure around it. It is a joke that council are even considering this.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Vijayen Adiapen

Address: 151 Cheviot Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm so baffled why anyone in planning is even considering this. I've lived in the area all my life and have seen it change. It is now an over busy area already. You cannot get doctors and dentists appointment easily. So what does some bright spark decide is a good idea, yes lets throw even more people into an already crowded area, all for the sake of some developer making money.

I wonder where these developers or anyone considering this application actually live? I'm guessing not in this area.

For God's sake, stop Cricklewood from being ruined by some ugly building that will stand out beyond belief!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matt della

Address: Hillcrest Court Mill lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Really too big, too impactful/overbearing on the skyline and too many units for the local area to handle.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Strauss

Address: 31 Ranulf Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This should not be allowed to be built. It is an absolute monstrosity, not only will it dwarf every building near by and be visible for miles, but it will also put enormous pressure on local amenities that haven't build the infrastructure to cope. A really bad idea

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sophia Marazzi

Address: Flat 6 Avenue Court Farm Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An absolute eye sore that will bring traffic and congestion to an already busy and crowded area. I can't believe this is even being considered!

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lindiwe Zulu

Address: 40 Grasmere Osnaburgh st Camden Town

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A development of this size doesn't not benefit Cricklewood nor it's surrounding areas.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bharat Chauhan

Address: 166 The Vale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I concur with other objection to this application. This area will already be congested with housing with the Brent Cross South development - so there is no need for this one as well. How are the local roads going to deal with the extra traffic brought on by this and the BX South development? That would not have been considered in a 'realistic' way. Totally OBJECT.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Judith Ellis

Address: 24 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to express my strong objection and concern about several aspects of the above planning application.

1. It is entirely out of keeping with the current nature of both the Terraces and this area of Cricklewood which is largely comprised of small scale (2-4 storey Victorian/Edwardian buildings, in contrast to the proposed 15-25 storey buildings.
2. The 1,100 proposed housing units will equate to ~ 1,000+ additional residents, putting pressure on overstretched local services including GPs, traffic, public transport etc.
3. The taller towers will be clearly visible and seriously impair views in and out the Terraces conservation area and lead to a ~20% loss of sunlight.
4. The plan doesn't appear to provide any social housing or little/no provision for families.
5. Finally and worryingly the wishes of the wider local community have been ignored despite discussions of our concerns at the public exhibition and consultation.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Aine McCarthy

Address: Larch Rd 45 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having, along with so many others, objected strongly to this development already, I am very disappointed to see that the developers have not consulted with Cricklewood residents or taken residents' views into account, in any fashion.

They blithely reject the well-founded criticisms of their development and have made no modifications. This lack of engagement is unacceptable, in this day and age.

The vague promises and assurances attached to this application that do nothing to reassure.

Again--as is clear to anyone glancing at this planning application--this development should not even be mooted for Cricklewood. It is completely incongruous in a neighbourhood that is mostly is 2-storey or 3-storey homes and businesses. It is ludicrously high and extensive, utterly incongruent, and detrimental to the neighbourhood.

There is no precedent for this. Despite much attempts by the local people, Barnet, Brent and Camden have failed to produce a co-ordinated approach to development in Cricklewood but there is no prospect of similar development in the Brent and Camden parts of central Cricklewood--or in any comparable town center.

And the developer shows no commitment to the social housing much needed in our area, with only

an aspiration to provide "affordable" units at the legally required minimum. For this reason alone, this application should be rejected for this reason alone. But the commercial part of the plan is equally flawed, with no plan and no sense of community needs.

Once again, I like so many of my neighbours and our associations, strongly object to this planning application. Please throw it out now.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr William Dunbar

Address: 37B Maida Vale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This vastly oversized development will ruin the character of the area forever. Moreover, cramming in such vast density with no social housing during a pandemic and economic crisis is perverse.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Harriet Davies

Address: 28 Handley Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: New flats being built will not serve the community if they are not affordable housing.

This proposed tower blocks are incongruous with the rest of the neighbourhood and we as neighbours do not want them.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Israr Rahman

Address: 28A Newton Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development as it is out of keeping with the area. The design is overbearing and overwhelming. The numerous tower blocks will dominate the skyline and cut daylight. Kind regards, Israr Rahman

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nazish Rahman

Address: 28A Newton Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development as it is out of keeping with the area. The design is overbearing and overwhelming. The numerous tower blocks will dominate the skyline and cut daylight. Kind regards, Israr Rahman

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Groves Residents Association

Address: 25 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Many residents of The Groves have objected individually, this objection is specifically from the residents' association which represents Yew, Ash, Elm and Oak Groves. The groves are 2 and 3 storey Victorian houses in the Cricklewood town centre. Many have been converted to flats but still retain their low height.

As a residents' association, we have engaged with the developer and note that none of our concerns raised at our meeting with them have been addressed. We were very clear that the height was completely unacceptable and no effort has been made on their part to work with the community to come up with a locally acceptable plan.

This proposal is too large in both height and density. It would dominate our roads and the wider community. Our homes and gardens would be directly overshadowed. The design is unsympathetic and makes no attempt to blend in with the area or contrast it in a way that is architecturally interesting. The Grade II listed Crown public house sits at the edge of The Groves, this development would keep it in shadow and destroy our otherwise low-rise Victorian high street. Our neighbours in the Railway Terraces conservation area have themselves objected, and we support their concerns that this development would harm their historic homes.

The application attempts to solve local issues which we simply don't recognise. The tallest building is described as a "way finder" to Cricklewood Station. As very local residents, we have not noticed

that many have trouble finding the station. The developer also highlights that blocking the driveway to B&Q would solve a local problem. Whilst we acknowledge that there is a problem of cars cutting through from Depot Approach to B&Q, the downsides of this plan far outweigh the cut through issue. It is very likely that the widened junction of the A5 with Cricklewood Lane will go a long way to solving this issue without the need for overdevelopment on the B&Q site.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Groves Residents Association

Address: 25 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued

References made to Brent Cross Regeneration should be discounted. This area is separate from the outline BXC plan. It should be noted that there are no buildings of the heights proposed for the recently rebranded "Brent Cross Town". Our nearest example of a 25 storey building is in West Hendon which is over 2 miles away. Any implication that this development has local precedence is untrue.

This development is simply too dense. 1,100 flats on a site smaller than The Groves is unacceptable. Even with most houses converted into flats, The Groves has no more than 250 homes. We worry about the quality of life for future residents of this development should planning be approved. There is simply not enough space nor local amenities to support this intensification of the local population, our GPs have long waits and trains are full at Cricklewood Station.

We urge the committee to reject this application and look forward to something far more sensible coming forward.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr W Walmsley

Address: 3 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development application is ludicrous.

- The number of units and particularly the height are *far too high* for the surrounding area and would totally dominate the local skyline. The style of the development is also very out of keeping for the area.

- Traffic congestion and pollution are already a daily problem in the area and this development will only exacerbate these problems. Public transport options are already very overcrowded.

- Significant loss of sunlight and privacy for those of us in the south end of the Terraces. This is a major objection for me.

- The developers have clearly ignored the views of residents at the consultation. Arrogant.

Please reject this absurd proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tahir Mughal

Address: 51 somerton rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to development

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maheen NizD

Address: 51 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible for Cricklewood. Will overcrowd and cause more traffic especially on the
broadway

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shama Shaikh

Address: 32 Howard road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are not enough schools or any facilities to accommodate all these extra people I'm this small area. Will bring traffic and chaos to the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carolyn Scarlett

Address: 5 Westbere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overbearing and sets an unacceptable precedent for further high rise building, disproportionate to building types in surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ruth Harper

Address: 94 Granville Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a terrible development for the site. The scale of the buildings dwarf the surrounding area and they are completely out of keeping with the surrounding houses and buildings which are 2 to 4 storey buildings.

Cricklewood Lane and the nearby stretch of A5 are already very overcrowded with traffic frequently at a standstill.

There is very little green space in the area. This is just more stress on the local environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thwin Myo

Address: 100 Mora road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too busy area already and more flat means that area is more crowded and too many problems.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Evangeline Knowles-Bennett

Address: 40 Osterley Court Great West Road Isleworth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I recently moved from Cricklewood, but have always objected this development. Not only would the structures be overbearing to the properties surrounding it, it will block natural sunlight from a lot of properties with their size.

I also just found out that out of 1100 proposed properties, NONE are designated social housing. Is that even legal? We're in a social housing crisis, we don't need more overpriced flats in the area. Cricklewood NEEDS accessible housing for lower incomes. Brent and Barnet don't have enough housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss D F

Address: 8 Christchurch Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads next to the development are already extremely congested. The roads couldn't support the increase in traffic that would be brought once people move into the development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Gelfer

Address: 25 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is far too tall and dense - there will be five tower blocks, with the highest being 25-storeys, which are way too high. The tallest block in this scheme, should not be any higher than the scheme approved for 1-13 Cricklewood Lane, which includes a 9-storey tower. This scheme is not in keeping with the character and scale of the Victorian buildings in Cricklewood town centre, which range in height from 2-3 storeys. The huge towers will obscure daylight and overshadow large areas of Cricklewood and beyond. I am extremely worried and concerned about the effects this proposal will have on local traffic, which is already very congested. The scheme will produce high demands on local infrastructure and services, which are already over-stretched. Local bus routes and Cricklewood Thameslink station will be unable to cope with additional demand with present infrastructure. This scheme, if approved will harm the conservation area railway terraces.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Amy Gelfer

Address: 25 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is far too tall and dense - there will be five tower blocks, with the highest being 25-storeys, which are way too high. The tallest block in this scheme, should not be any higher than the scheme approved for 1-13 Cricklewood Lane, which includes a 9-storey tower. This scheme is not in keeping with the character and scale of the Victorian buildings in Cricklewood town centre, which range in height from 2-3 storeys. The huge towers will obscure daylight and overshadow large areas of Cricklewood and beyond. I am extremely worried and concerned about the effects this proposal will have on local traffic, which is already very congested. The scheme will produce high demands on local infrastructure and services, which are already over-stretched. Local bus routes and Cricklewood Thameslink station will be unable to cope with additional demand with present infrastructure. This scheme, if approved will harm the conservation area railway terraces.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katarina Gildebrand

Address: 17 MIDLAND TERRACE Cricklewood LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned development is totally out of place in Cricklewood. Too high and too dense! They will dominate the skyline, and be out of character with the rest of Cricklewood (presently 2, 3 & up to max 4 storeys high).

Cricklewood is already 'full' of residents, in the shops, on the pavements, and having to queue to get into a GP surgery. Where will all those new residents, up to 3000! fit in? Also, there is no underground here to transport people, only buses (already very slow due to traffic congestion) and the train-line (3 trains/ hour at best).

The building of high-rise tower blocks in the 50s and 60s were later considered a big mistake, and many were torn down. It causes too much density of population and also alienation of individuals living literally 'on top of' each other, but with no natural meeting-places. Loneliness and mental health issues will increase.

And, as has become more evident with the Covid-19 pandemic, outside / green space is paramount for peoples mental health - where are the parks and green spaces, already sparse, to accommodate an additional 3000 residents in Cricklewood???

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Graeme Mc Donald

Address: 17 Midland Tce London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in Cricklewood since 1989 and am appalled that this development is even being considered by Barnet Council's planning committee. Where is the Council's regard for creating a sustainable environment for human habitation? Where are the lessons learned from past decades of high rise developments of this nature? The outlined plans appear to be a cynical attempt by the developers to squeeze the maximum profits out of the minimum investment. I am privileged to be a resident of the railway terraces adjacent to this proposed development and have enjoyed the benefits of living in a neighbourhood where neighbour rubs shoulders with neighbour in a way which can only be attributed to the architecture of the estate. Members of the council's planning committee must be aware of how this pleasant environment has evolved and should be able to adapt the model to future developments in Cricklewood while providing a pleasant neighbourhood for new residents. High rise proposals of the nature of the B&Q site are not the answer.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Jan Jasper vd Berg

Address: 12 Champions Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the plans as outlined in the planning application documents to develop the B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES by Icen Projects / Montreaux, reference 20/3564/OUT.

My main argument to object strongly to the plans is the lack of any serious engagement with the local community.

A building project of this scale of magnitude has the potential to have a severely negative impact on the neighbourhood and to magnify the negative consequences of gentrification, including increased cost of living for current residents, displacement, a changed character of the neighbourhood and a reduced sense of belonging. These problems can be addressed by employing community-centric neighbourhood planning, an approach which strongly weighs the input of current residents as they are important stakeholders. One key element is to first consult local communities and then implement their input during the design process.

In contrast, Inceni/Montreaux has imposed a pre-designed plan on this neighbourhood. Even though in a later stage, Icen has organised consultations with local community groups, the design plans have not been adapted to take into account the needs of the local community, among which are the following points (mentioned in the Statement of Community Engagement):

- Height

- Traffic congestion
- Social infrastructure
- Maintaining the Character of Cricklewood

For my argument, I refer to the report published by neighbourhoodplanning.org, found under this link: (<https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-consult-with-your-community/>) .This report, titled "How to consult with your community?" recommends guidelines on "running successful community engagement and consultation exercises".

In conclusion, I request the council to reject this application in its current shape.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nigar Shah

Address: 33 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objecting

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Linda Sluys

Address: 5 Sington House 33a Mill Lane West Hampstead

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as a resident of Camden living in close proximity to the proposed development. On immediate view of the drawings, it is clear that the height of the development is out of keeping with the area and incongruous in an area of 2-3 storey buildings. Neighbouring properties will lose their light.

The development proposes 1100 new dwelling units, and yet there is not one unit of social housing and very little provision for affordable housing.

It goes against Barnet's planning frameworks for tall buildings.

I further object as it will put a severe strain on local infrastructure, medical, schools, water supply etc.

Further, the development will create an increased level of traffic which will adversely affect the already crowded roads in the area which are already under strain.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Megan Chambers

Address: 6 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that the proposed development is not inline with the area. It is way too tall and would overshadow residents in the area. The design is very dense and compact. It also concerns me where the amount of people housed in this development would park, go to doctors, go to school in an already congested area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maree Shaw

Address: 55A Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will be completely out of character with the surrounding buildings and area in Cricklewood. Large high rise developments are not present in this area and are not wanted. Despite there being a real need for it, there is no social housing planned for this development so it will have no benefit to people in the local area. It also will create immense pressure on already overstretched local services including medical and transport. Traffic in this area is already heavily congested. Is there going to be a Section 26 contribution towards increasing local public transport? This development will not only adversely affect residents in Barnet but also over the border in Brent. This is completely inappropriate for this area and should be rejected and rethought.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:- Access in the event of a fire in a tower block is totally inadequate, as the only access for the London Fire Brigade and emergency vehicles is from the very congested Edgware Road, which is subject to frequent road works, being dug up, temporary traffic lights, long tailbacks eg Thames Water, as the volume/weight of traffic is too much for the old drains and pipes

- This application is for OUTLINE permission so sets the parameters eg height, massing and density, not the detail, the amount of green spaces, which will no doubt be reduced later to save costs
- There are no very tall buildings in Cricklewood. Barnet's planning committee approved 9 storeys for 1-13 Cricklewood Lane and Brent approved 7 storeys for Matalan
- The nearest very tall building (27 storeys) is in west Hendon, 2 miles away
- Barnet's Tall Buildings Update 2019, page 31 states that 6 to 14 storeys is appropriate for buildings in Cricklewood with 8 to 28 storeys being acceptable for the commercial/business buildings around the new Brent Cross station and A406. Cricklewood is NOT Brent Cross.
- Cricklewood is not part of the new Brent Cross Town, which is a mile away and where residential

buildings will only be up to 15 storeys

- The B & Q site is not on the A5 corridor, designated by Barnet as suitable for very tall buildings
- The height of the tall tower blocks could set a precedent for the development of the Jewson's site
- Transport links are inadequate. Cricklewood Station is described as a convenient 'transport hub'. It only serves the City and South East London. There is no tube line, bus links elsewhere are slow
- The impact on the Groves will be catastrophic. They should have been made a conservation area years ago.
- Montreaux workshops in 2019 with Barnet officers and council members 'showcased' 4 options, gaining support for this one and so giving Montreaux the confidence to ignore local people's views, making a mockery of the public exhibition/consultation process

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:CONTINUED

IMPACT ON RAILWAY TERRACES CONSERVATION AREA

- This development will not preserve or enhance the character of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72.

- Barnet council's review of the Railway Terraces Conservation Area Character Appraisal in 2016 states under para 4.2 Views and Vistas 'There are some important views into and out of the area. The views will be destroyed if the development is visible in the terraces.

- The many tower blocks, visible in the terraces will DESTROY 'the great sense of perspective within the area created through a combination of strong horizontal building lines, uninterrupted views through open areas and from the gentle change in levels towards the north-west' to which the Character Appraisal refers.

- No illustration has been provided showing the impact on the view from homes in the middle of Needham Terrace, only from the allotments, which Montreaux states incorrectly are outside the conservation area.

- The terraces were built on a north south axis, following the railway line, so houses facing the B&Q site only get half a day of sunlight. A 20% loss of sunlight is very significant if you only get sunshine for half a day. Montreaux dismisses this as negligible.

- Montreaux suggests the development will improve 'connectivity' between the terraces and its heritage - the railway. There is already 'connectivity'. Trains can be seen on the Cricklewood Curve. The Terraces community is very well aware of its history and doesn't need to be connected to an estate of tower blocks to be reminded!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nicholas Malone

Address: 71a Olive Rd Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I welcome development of the Cricklewood area and support the concept of development of this site. However, object to these plans because;

- the buildings are way too high. They are out of character completely with the area and will be an eyesore on the skyline. Not even the new large apartment complex North of Cricklewood has 16 to 25 storey buildings and it is ridiculous to propose these over our high street (Cricklewood Lane). 6/7 storey buildings would far far more sensible.

- there is no / inadequate development of local services (health care, schools and nurseries, Cricklewood train station, bus stops, etc) to cater for two to three thousand additional people living in the area

- there is no / inadequate development of the local high street and public spaces (Cricklewood Lane and Cricklewood Broadway). These streets are already crowded at busy shopping times and this many additional people living right on top of these streets will intolerably worsen the pedestrian congestion (and given Covid-19 situation, it would be a potentially unsafe increase in pedestrian congestion - which is not dealt with at all in the planning application)

- the traffic impact on the Cricklewood Broadway has not been addressed. Traffic is horrific there as is, and the intersection with Depot Approach/Ashford Rd will see all vehicle traffic into/out of the development area further congesting the Cricklewood Broadway - and has not been adequately addressed. The impact on traffic in the area will be dreadful.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Azra Karaselimovic

Address: 7A Temple Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will be out of character for the local area and will change the look and feel of the neighbourhood. The proposed buildings are too high and will introduce the image of the inner city areas, and Cricklewood's neighbourly and residential appeal will be greatly damaged.

There appear to be many units, which will contribute to overcrowding. This will create extra pressure on the local transport and facilities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Veronica Roberts

Address: 7 Campion Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Barnet Council,

I appeal to your fairness and objectivity when considering the matter of this proposed development. We understand the need for housing, but this proposal exceeds what is appropriate and desirable for the plot or for the area, and I think it would create intolerable over-housing of individuals in an area not suited for that many people to reside.

I am an owner/resident at 7 Campion Terrace right next to the site. The thought that this proposal could get planning permission is horrific. I assume that you have visited the site in person to experience the reality of what is intended and the impact it would have on the surrounding area. If not, I beg that you do so.

HEIGHT - the proposed height of the blocks range from 3 to 25 storeys, most at the higher end of that spectrum. That is too high and will be overwhelming and intimidating as well reducing light particularly where I live. It is likely that the present sunrise would be blocked and sunlight be reduced to 2 hours a day on that side. Cricklewood would be dwarfed. New build residential blocks in the area are no higher than 9 storeys high, and that height has won approval on the Co-Op site on Cricklewood Lane. Please, please, please do not approve anything higher than 9 storeys.

DENSITY - the size of the proposed blocks would create 1100 residential units which is too many - complete overdevelopment. The pandemic effect is already highlighting the problems with high

rise high density dwellings with an insufficient infra structure to support them. There are not enough GP's in the area as it is. Transport and parking have not been properly considered. Traffic in the area is already and has been for a long time a very difficult issue.

Since Montreux "consulted" the local community they have not altered or amended the detail. You represent us, we rely on you to listen and to hear us. This is not unreasonable or hysteria. You are all we have, to reduce this plan to human size. Please hear us.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nigel Liddell

Address: 16 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The towers are simply too high and the sheer volume of people and traffic will be to the net detriment of the area. Lower towers and fewer people may enhance the neighbourhood but this plan simply will not be effective.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maria Jacome

Address: 45 Marble Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrendous plans, does not go with the area's houses, flats, project not providing social housing.

Please do not go ahead with this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr blair thorpe

Address: 71a Dartmouth Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am aware of numerous objections and concerns, I have not looked into detailed issues like parking recreation space bike storage etc but there is one concern that relates to other objections.

Many have objected about the height of some of the buildings and their overbearing issue. I agree with this but not the height in it self but the design does nothing to soften the profile appearance of the building. The applicants architects could address this issue easily by breaking up the hard edge of the blocks.

Such softening of the skyline makes the building more interesting against the sky line etc. In the olden days builders used stone detailing /spires /gargoules etc. In more recent times as seen on Cricklewood Broadway the chimney pots/parapet walls/decorative ridge tiles /dormers/and detailed front parapets to break up the outline of the buildings even though the whole street is the same height etc.

Please do not record this as a objection to the height of the buildings - I support intense development if the design is compatible and improves the appearance of the area. The current design does not

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Troop

Address: 44 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While in one sense the development of the site is welcome - the chance for greater housing - there is, I think reason to be concerned about excessive height in high rise. When I have lived next to high rise (Kings Rd, Chelsea), it is apparent that the flats and surroundings decline quickly - maintenance is poor, and crime and bullying rife. This is part of the nature of high rise developments in my view, and despite best intentions they are hard to maintain (Kings Rd Chelsea, for instance, is hardly an impoverished area, but the high rise, some 20 storeys, were a constant ill-maintained eyesore. In the current climate (esp post Grenfell) I have no confidence that due care will be taken either for the building or its residents.

Furthermore the look of a 25 story building is a permanent blight on the look of the area, and inappropriate compared with other local buildings

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catherine Liddell

Address: 16 Anson Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is an area of low-built residential housing and shops. Nearly everything is below 5 storeys. I cannot even contemplate how much it will change the area if these huge tower blocks are built. They will tower over the whole community for miles around and are completely out of character.

Cricklewood is also crowded already. There are lots of HMOs and not a lot in the way of amenities for the people living here. All the development is removing shops and amenities and replacing with more housing. B&Q is a great resource - there are very few other places nearby with a garden centre.

The current green space in front of the site (and no doubt a lot of other roads and buildings) will be cast into shadow and not be a pleasant area to use. I am concerned that the towers will create a wind tunnel effect.

The roads are already very busy. Cricklewood Broadway/Kilburn High Rd/Edgware Rd is often gridlocked with the flow of traffic into town or to Brent Cross and/or the North Circular/M1. So many new residents are bound to bring more cars to the roads and necessitate more buses and taxis. Adding an extra station isn't an answer as it doesn't help with trains being overcrowded - especially further down the line, eg at West Hampstead, once all carriages have been filled with the new people.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jim Collins

Address: 35 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to express my strong objection to this planning proposal where consultation with the community in Cricklewood and Kilburn was negligible and where the proposed design does not attempt to harmonise with other buildings and landmarks; and where little provision for social housing or for any of the tenants in this development is evident.

I am supportive of increased densification as London needs homes and housing but this should not come at the expense of existing communities; especially where the views of local communities (individuals and groups) have been ignored; and would put existing public services, that are already strained, under more pressure.

The height of the towers is problematic for the community as it will lead to a diminishment of the existing architecture and public realm and impact on wellbeing through loss of sunlight, excessive densification, and insufficient amenities for residents (old and new).

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tatiana Sandu-Bunnin

Address: 49 Westbere road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrosity. This huge development will be visible even from where I live but my neighbours will have it right in front of their house blocking all views that they previously had. This is a disgrace.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Oliver Bunnin

Address: 49 westbere road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unacceptable

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James O'Neill

Address: 80 Galsworthy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I STRONGLY OBJECT to this development.

It's far too dense for the size of the site and includes too many too tall towers. Even one is too many. 25 is way too tall and goes against Barnet's Tall Towers policy.

There's not enough green space for the number of residents they are proposing.

It's not in keeping with the local area which is made up of low rise 2-3 storey housing.

I can not believe that there is no social housing in this proposal. How can that be allowed to happen? And there's not adequate affordable housing. We need more family homes with gardens, not flats!

This junction is already snarled up with traffic. With this development and the others proposed around the area, will cause further chaos and danger to the crossings.

My last point is the loss of light and privacy I will suffer from such a tall tower overlooking my garden. I live 0.5 miles from the site, these towers will be visible from my front room and will block my evening light for half year!

This development needs rejecting until they can propose something more in keeping with the local area and meeting more of the needs of the local community with affordable family homes and social housing.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Ngan Ying Krivinskas

Address: 13 Dornfell Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is very out of keeping with the character and the environment surrounding it. In my view it is an overdevelopment and existing and future occupants would not have good living conditions in and around the development. The development is extremely damaging the local character - huge high rise flats which are highly visible from over 300 meters away affecting many homes in the area. It is completely out of character. It is also a substantial number of new dwellings that would create noise and disturbance - not only during the construction phase but afterwards. After seeing a projection of the proposed development on current photographs it is absolutely an overbearing development. Moreover, this community does not have the level of amenities to support such a large development with such a huge number of dwellings - without additional amenities (and where would they go?) this development is wholly inadequate for future occupiers and would put undue stress on the existing population. It is extremely high with a view to cramming as many people in that small space as possible to maximise profit for the developers - this will put additional pressure on parking, transportation etc - this area is already poorly served by transport with only have the Thameslink and bus routes serving the area. However, the roads are extremely crowded already. If there is even a fractional increase in road traffic the whole area would be gridlock and the roads around there are already unsafe - this development without a significant change in road planning would exacerbate the problem. The development is also clearly only for profit. There is no social housing and the flats are barely affordable. The demographic in the area will be changed - is this a gentrification for the purpose of making money for developers? If so, it is an irresponsible development - there should

be a good level of social housing or affordable housing which seems to be lacking. It is also unclear how there would be adequate outdoor space which would be sufficient for this level of increase in dwellings - there would need to be substantially more play space for children etc.

Without substantial changes to the suggested development I think it would simply be extremely detrimental to the community, to those living in the area and for the character of the area itself.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mónica Cortázar Smith

Address: 13 Ranulf London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This part of Cricklewood is already quite busy. There are several roads in this area that have a terrible situation in terms of traffic. This amount of people moving to the area will impact the whole Services structure. They'll have to think of electricity & gas and water supply. Demand for internet. Not only that but also the view of the area for neighbors is going to be quite affected. There's isn't any social housing taking into consideration in this project. Please stop this project

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Goodman

Address: 20 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is over-development. The local infrastructure cannot support that quantity of new residents. Also, an building of more than 9 storeys would be inappropriate in that location.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Lockett

Address: Flat 47 Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this proposed development is grotesquely out of keeping with the general area of Cricklewood which is predominately 2 or 3 story buildings. I do not object to the development being built, but it is the scale which is too extreme. My main concern is the height of the buildings which tower over the modest area of Cricklewood, whereas a height of 10-15 stories would be more suitable instead of 25 which is not suitable for the area to say the least.

I also have concerns over the increased levels of traffic in the area as even now Cricklewood Lane often reaches a point of gridlock due to it being one of the only routes to cross the train-line - this many extra properties will only increase the traffic in the area whilst also increasing air pollution. Loss of light is also a concern as we are in an area where light would be compromised, this also backs up my point of a reduced height. Parking is another concern as we live nearby and have a private parking space yet other people use our development to park for free. An increase in residents for this area in this proposed development would result in a huge problem for parking, and the area would be overrun with cars. As I said, I agree a development in the area would be good Cricklewood but I hope you take on our genuine concerns as residents as we want to continue living in a great place. Thanks.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Naushad Nazir

Address: 51 Wilberforce Road Hendon Hendon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Far too many homes are being built on the A5 Edgware Road. The pollution is not good for any generationv I object to the extreme building plans.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr GJ watkins

Address: 37 Crewys Road Childs Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This outsized scheme looks like some great power station, or a group of upturned boxes, plonked in the middle of a traditional low rise residential and shopping area.

It is in keeping with the trend towards high density development on brownfield sites, but out of character with Cricklewood. It is a wilful attempt to impose something on us that better belongs in the Paddington Basin or down on the Thames around Canary Wharf.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Andrea Frankenthal

Address: 127 Cumbrian Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is entirely out of proportion with the area. It will cause undue over-population of the small high street and surrounding roads as well as excessive traffic and not least it will put severe strain on limited facilities. Added to which it is a total eyesore.

I find it outrageous that developers trying to gain maximum benefit by cramming in excessive numbers of properties are given priority over the welfare of the surrounding areas and the local public. The council should be the guardians of the latter, and yet these developments run roughshod over the rights of existing residents and our wonderful neighbourhoods.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Tomi Sodeinde

Address: 13 Wycombe Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the basis of overdevelopment of this site, the size and massing proposed are not in keeping with the area at all. Whilst there's a drive to increase housing across London/SE, per the GLA's London plan, there is a distinct lack of affordable housing here and the scale of this development would be detrimental to the quality of life of nearby residents. I
THUS OBJECT.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Amit Kumar

Address: 55, Ravenshaw st. 13 blackburn rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is entirely out of proportion with the area. It will cause undue over-population of the small high street and surrounding roads as well as excessive traffic and not least it will put severe strain on limited facilities. Added to which it is a total eyesore.

I find it outrageous that developers trying to gain maximum benefit by cramming in excessive numbers of properties are given priority over the welfare of the surrounding areas and the local public. The overdevelopment of this site, the size and massing proposed are not in keeping with the area at all

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nadia Sorabji Stewart

Address: 79 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the construction of this building.

1) Cricklewood is already extremely overcrowded and the two crossroads by B&Q are perilous already, whether on a bike, as a pedestrian, or in a car. There is not enough space for the buses or shoppers or local residents as it is, adding a 20-story block full of people to the roads will mean Cricklewood is a 24/7 traffic block, polluting our roads and making it dangerous for the numerous local school children who move around here after school. There are not enough shops, schools, hospitals, parking spots etc. to fit all this people.

2) It does not fit with the area at all. This would be the only building of such height in a large area of North West London - it's completely out of character with the neighbourhood and will be an eyesore for miles around.

This plan is rushed, dangerous and completely opposes the will of the neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Giovanna Sanchez

Address: Cricklewood Broadway 16a London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It would be a shame to get rid of B&Q and the Poundstretchers. It is hard to get daily maintenance equipment locally. Cricklewood will become even more crowded than it already is building apartments that will make that area even darker at night.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Danielle Durban

Address: 54 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plans will be disastrous for the local area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Riordan

Address: 72 Pine Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many flats in Cricklewood over populated more being built in Staples Corner Park by old Hendon football club and Wickes site how about places for people to work no yards garages or workshops we need places for kids to play not more and more flats and houses

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Michelle Spiteri

Address: Gladstone Park Gardens LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in North West London all my life. I have always found B&Q to be a most comprehensive and useful store so will be sad to see it go.

I am not happy with the current plans to have such a large housing development with 1100 units and up to 25 storeys. It will place a further stretch on local resources. Also It is inevitable that this will increase the existing traffic problem and probably parking problems to the detriment of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gerard OBoyle

Address: 24Dersingham road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the area. It is a massive over development of the site and should be rejected. It will result in a massive negative effect on the environment and life threatening levels of pollution from the additional levels of traffic that will be a result of the development. Where will the 2000plus residents motor cars be accommodated. Where is the social housing in the development, which is badly needed in this area.

We already have a massive development underway at Brent Cross which is adjacent to this proposed development enough is enough.

What benefits are the developers offering to the local community and the borough, None whatsoever. Is this proposed development subject to any section 106 agreement with the planning authority to allow for compensation due to the massive negative effect. There should be at least 5 to 10 million pounds offered for community needs by the developer

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs J. Paul

Address: 7 Oxgate Gardens Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is too much traffic in the area already - where is the infrastructure for all these people - schools, doctors. What about air quality with the additional cars the inhabitants will have, where will they park?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Beverley Halling

Address: 10 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION: The proposed development is totally disproportionate in size and style for the centre of Cricklewood. Having worked in Canary Wharf, I am aware of the environmental impact of very tall buildings on the surrounding area and their creation of a micro climate and strong winds in the spaces between the buildings, which is highly undesirable in the residential area of NW2 where the new buildings are proposed.

Many of the tower blocks built in the east end of London since 1960 have subsequently been demolished in recent years as they are difficult to maintain and unpopular with residents so have been replaced with low rise alternative residential provision.

The recent example of the tragedy of Grenfell Tower is another consideration and, even though the construction material will no doubt be different, the looming presence of these buildings dwarfing the surroundings will have a negative impact on the psychological well-being of the population.

If high rise buildings are an imperative for south Barnet surely there is space in more predominantly brownfield and industrial areas that would benefit from development of this nature close to the North Circular.

As the owner of a cottage in the Railway Terraces conservation area of Needham Terrace (which is conspicuously missing from the plan as the houses not the roads are named there so Needham Terrace is missed off completely due to the road being appropriated to Johnson Terrace) there will be a hugely detrimental effect on the amount of sunlight we receive, a lack of privacy and general diminution of quality of life for the residents. All this due to the greed of developers who

will metaphorically sh** on our doorsteps and leave us to live with the consequences.
I therefore object in the strongest terms to the approval of this plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Claudio Galati

Address: 11 Needham terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning for the B&Q development.

The size, height and density of the building is completely out of keeping with the area which are mostly Victorian Edwardian two to three storey buildings.

Shadows will be cast across the cottages where I live and some light would be reduced.

The density of the proposed apartment would mean a big increased population in a small area which will overpower the local amenities and the increased traffic will create havoc in the already congested inadequate road system.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Waller

Address: 20 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The excessive height of these blocks would

- overwhelm the centre of Cricklewood,
- put central Cricklewood into shadow for considerable parts of the day
- block light and outlook to neighbouring homes
- impinge on the privacy of many local residents

This would add 3000 or more to the local population; far too a high density for the surrounding area.

It would

- be overbearing and obtrusive
- increase the pressure on local public transport that is at or above capacity during the rush hour
- the additional traffic generated will increase congestion on already congested local roads and would compromise highway safety
- put pressure on local parking (residents around the St Agnes area have noted increased parking on their streets since the far smaller Woodley Road development)
- place excessive stress on the local facilities - the local infrastructure would not be able to support such a large development without placing severe strains on local schools, health centres, transport, retail and water, sewerage & utilities. Whilst the application suggests improved facilities and attractive landscaping this is speculative without any guarantees that the public realm aspects of the development would be delivered.

The density of the proposal means that the flats are inadequately sized. The small rooms and living spaces proposed would be detrimental to the health of its residents.

The development would loom over the mostly two/three story housing in the wider Cricklewood area and

- is unsympathetic to the late 19th and early 20th century architecture in Cricklewood, neither blending in nor contrasting in a sympathetic way

- the local neighbourhood would be spoiled by this development

No social housing is offered and there is only an "aspiration" to provide the minimum of 35% "affordable" units. This fails to meet London's needs and it fails to meet the needs of our community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gemma Korda

Address: 78 Shoot Up Hill Flat 5 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over crowding in an area which already has enough congestion/overcrowding issues. the building is too high and will make the area look awful.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Vivien Creegor

Address: 1 b Hodford Road Hodford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Put simply, it is hideous. But the area cannot possibly accommodate this from a services point of view. And traffic management - already terrible around that area - would be impossible.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa Harris

Address: 15 Huddlestone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am staggered at the overwhelming, out of keeping, size of this proposed development. I understand the need for more affordable family homes in the area but that is not what is being proposed - the massing is totally out of all proportion for anything in the area.

Most of the area is 2 or 3 stories high, so 15 or 25 would be overbearing and dominate the area for miles around. I strongly object to this development as a result.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms C Lister

Address: 18 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the scale and height of this proposed development. The number of flats and height of the buildings will overwhelm the local environment and services, especially primary healthcare. Why is there absolutely nothing here for existing residents - a purpose built healthcare centre, or public open space, enhanced playground or social housing? The developers seem not to have considered the local community.

Buildings of this size (and the building process) will surely have a detrimental effect on light, air pollution and utilities (water, electricity, phone signals) for residents of older, smaller properties. Also, given the momentous events this year and projected fall in prosperity worldwide, it would seem sensible to reconsider a project of this size and scope and re-submit plans once the future is a little clearer.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sonia Bryant

Address: 19 Midland Terrace 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Letter of objection sent to case officer.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Linda Littlewood

Address: 25 Johnston Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally out of keeping with character of Cricklewood. Will dwarf over The Terraces which is a conservation area impacting on light and sunlight. Way too many stories. Impact as well on local transport facilities, the list goes on..

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Delia Bublely

Address: 59 The Vale Golders Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this development is over development of the site and unsightly. It will also make traffic congestion in the area much worse.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Oliver Rothschild

Address: 53 Crewys Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet again the cash strapped council considering an overdevelopment with no regard or concern to the environmental damage or realistic living standards appropriate for the area. Since when are various 25 storey buildings part of the councils UDP? Increased traffic and pollution, overstressing educational social services and medical need, with no regard-as usual- to the councils existing population in the proposed development area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Karin De Novellis

Address: 18 Wycombe Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When I looked at the first drawing on page 6 of the proposal and saw 7 storey buildings, I thought that here was a developer who was considering the surrounding area. I was wrong. The height and mass of the proposed development is too overpowering and out of keeping in this area of small terraced houses.

In addition, as mentioned by many, there is no inclusion of facilities to support such an increase in the local population. Health Centre? Community hall? Nursery? No; although it is good to have an outside community space, "to support events" - and might work in the summer but what about the rest of the year? Similarly, "play elements throughout the development" and the small playground are fine when it is not cold or raining. These gestures seem cosmetic and designed to appease.

I regularly take the bus from the Finchley Road down Cricklewood Lane to B&Q. The traffic on this route is frequently at a standstill. With the planned number of flats and additional movement of people, I can't begin to imagine the consequences on traffic in the surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Oliver Rothschild

Address: 53 Crewys Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet again the cash strapped council considering an overdevelopment with no regard or concern to the environmental damage or realistic living standards appropriate for the area. Since when are various 25 storey buildings part of the councils UDP? Increased traffic and pollution, overstressing educational social services and medical need, with no regard-as usual- to the councils existing population in the proposed development area.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Neil Frazer

Address: 11 Thorverton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This remains a ridiculous plan. The congestion at Cricklewood Broadway and Cricklewood Lane then Cricklewood Lane and Claremont Road is already at breaking point. Add extra housing at the B&Q site it will become totally insupportable. Such high rise blocks are totally out of character to the rest of the area. No matter how many street cafes and people walking their dogs the architects show on their drawings this has all the features that suggest in a very few years this will be a sink estate. You can't create a community this way. You create mental health problems, isolation and loneliness. This is a ridiculous development where the motivation of short term profit overrides every other concern for people who live in this development or those who already live nearby.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeffrey Scudder

Address: 25 Johnston Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The mass of tower blocks and their height and density are too much and will impact very negatively on the terraces. The amount of extra cars will also have a huge disastrous impact on the area as will the use of public transport be stretched adversely.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Suzanne Hollamby

Address: 8 Blackstone Road, Cricklewood Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development should not be allowed to go ahead for many reasons.

To cram so many people into such a small footprint by building high rise towers will be a blot on the landscape of Cricklewood. The high towers will overshadow the existing properties in the area and make an already crowded area worse.

There is no infrastructure to support so many extra people in the area such as schools, doctors, dentists.

The already over crowded streets will be inaccessible with all the construction traffic and extra vehicles should this project go ahead.

Public transport is already over crowded and adding more people to the equation will overwhelm the system especially as there are other large developments on the A5.

If a development was to be built in that area, the height of such a development should not exceed that of the tallest buildings surrounding it.

I hope that these comments and objections by many other residents will be taken into consideration and that the planning for this eyesore is rejected. Barnet are building on the edge of their boundary with Brent and it will affect Brent residents much more than it will those of Barnet.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Melanie Bell

Address: 187 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If it were to go ahead, this development will remove yet more valuable resources from the community (supermarket, homeware shop, b&q etc) not to mention that ballroom that was already shut down for some years now. If there are 1100 units, that means AT LEAST 1100 extra people moving to the area, meaning many more cars on already incredibly busy roads in Cricklewood, and so many more people on crowded trains and buses commuting to work. Many more people within a small area needing access to already overcrowded schools and oversubscribed GP surgeries. So if you plan to build high rise blocks of flats on that site, do you also plan to build and invest in the rest of the infrastructure needed to support having that many extra people in the area? Potentially it could be anywhere over 2000 extra people who need access to public resources. Instead there will just be a shadow cast over the community, with more chockablock traffic and even less chances of being able to see a doctor when you need to.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Green

Address: 84 Corringham Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development raises a number of concerns the roads adjoining this development are extremely busy with heavy traffic which is often very slow moving the extraordinary amount of new flats will bring unsustainable pressure upon these highways; The next concern is the ugly impact of this extremely high & dense building proposal will have upon the surrounding area which is made up of largely small Victorian & Edwardian houses & thus would look out of place; little thought consideration or consultation has taken place between the developers & local community indeed it appears that the developers are taking advantage of a somewhat more vulnerable & less advantaged local neighbourhood judging the insensitive & heavy handed approach of this overwhelming development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Linda Stubbs

Address: 62 Llanvanor Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development would dwarf and overshadow everything in an area of mostly 2/3 storey terraced and semi-detached housing, and would be a completely inappropriate eyesore in this location. It would have a detrimental impact on the historic area of the Railway Terraces. It is already difficult to shop in Cricklewood, as driving there or parking are virtually impossible, and buses are subject to long delays because of permanent traffic congestion on the A5 and Cricklewood Lane. Travelling north on the A5 we can see that the Barnet boundary is already an appalling mess of recent overdevelopment, especially in West Hendon and Colindale, and Cricklewood should not be added to this list.

Where is the social housing? What this area needs is small blocks of social housing flats, mixed with some private houses and flats for better social cohesion.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Johnston

Address: 5 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of the Railway Terraces for 42 years, I am appalled by this application. It will be horrific for the Railway Terraces Conservation Area (RTCA) and will detract from Cricklewood as a whole. I am unconvinced by the pretentious statements - 'will provide connectivity', 'a key node of high-quality regenerative development', etc. It is too high, too dense and public services will fail to cope with the c.3,000 new residents that 1,100 units bring.

It will be overbearing on the RTCA's tiny cottages, will put them in shadow and dominate views within and out of the RTCA. It will compromise the Terraces' regular rhythm of parallel roof and chimney lines - a main reason for its conservation status. It is disappointing that Barnet has worked with the developer to produce these plans, which fail to preserve or enhance the conservation area as national policy requires.

The impact on other parts of Cricklewood, especially the Groves, will be similar. Open skies, currently one of the joys of living in Cricklewood, will be blotted out by the extreme height.

It contravenes Barnet's recommendation of 6-14 storeys for tall buildings in Cricklewood (Tall Buildings Update 2019). Citing tall buildings along the A5 corridor as precedent is invalid. The site is not on the A5. Brent Cross Town is a mile away. West Hendon, Colindale and Burnt Oak are even further away. Cricklewood's identity is low-level Victorian/ Edwardian/'30s suburbia. There is no precedent for buildings over 9 storeys; few exceed 5.

The public transport assessment is misleading. Cricklewood Station is not a 'transport hub'. It serves only the City and SE London, with 3 trains per hour. The tube is 20 minutes' walk away. Links to the west - even to other parts of Barnet - are by bus, and painfully slow in clogged traffic.

Continued

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Johnston

Address: 5 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Continued

Consultation was flawed. Residents were shown partial sketches and artists' impressions but were BRIEFED, not involved in meaningful discussion. Barnet and the GLA had signed off the scheme BEFORE the public exhibition. Now the plans are available, it is clear Montreaux has ignored all concerns expressed by residents.

I do not oppose housing on the B&Q site, but it should be proportionate, especially as what goes on the site will be emulated on the adjoining Jewson's site. Existing Cricklewood residents should not be collateral damage of Barnet's push to meet housing targets.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Louise Gilbert

Address: 161 cheviot gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too imposing and big for the area. It will do nothing to help the area. A lack of social housing suggests this is not something that will help the lack of homes issue. Also given the changing nature of working from home, there will office space that already exists which can be turned into homes. This building for personal gain at a time when things are so difficult and unknown, is inappropriate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marlene Wardle

Address: 27 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Railway Terraces Residents' Association's objection has been emailed to the case officer, Carl Griffiths.

M.Wardle (chair)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs lorraine fay

Address: 79 cleveland gardens london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will make cricklewood hell on earth to live in. Its already got a terrible congestion problem on Cricklewood Lane and this building will add terribly to this. It will be an eyesore and i strongly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carine Lor

Address: 59 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is really not appropriate for the area. All the buildings will be much higher than the 2/3 storey buildings that we have and this area is already highly populated.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Vettath

Address: 13a Saint Pauls Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally unacceptable scale and density. Disruption and on-going strain on local infrastructure is completely inappropriate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Michelle Lineham

Address: 58a Hillfield Road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Valued businesses will be lost. I regularly visit b&q and poundstrecher.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Charles Cohen

Address: 34 Montpelier Rise London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is planning permission gone awfully wrong!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hugh Loughrey

Address: 38 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1100 apartments is far too many and far too high a density of units for a site of this size and in this suburban location.

15 to 25 stories high is far too tall and will overshadow and smother Cricklewoods character and neighbourhood forever.

The massing of the tower blocks are too compact and too dense. This will only lead to Buy to Let investors purchasing the units with few if any viewing these apartments as a proper home where one would want to settle in Cricklewood and become part of the community.

It will put unsustainable pressure on already paltry community services such as doctors surgeries, children's playgrounds, nurseries, schools and green spaces which are already under stress.

With the eco barrier at the aggregate transfer Rail facility unable to stay standing for even 12 months and has already collapsed, Cricklewoods so called redevelopment strategy feels more like Cricklewood being converted into someone else's dumping ground.

I am not against the development of the B&Q site , but this brings new meaning to packing them in like sardines

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Karim BHAWAN

Address: 81 WALM LANE LONDON LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Iris-Ann Stapleton

Address: 38 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan to build so many and such high tower blocks in this space should not be allowed. It is a mini city in itself in our local community. Cricklewood is already a busy neighbourhood with lots of traffic and not enough services to support the community. Living in the Railway Terraces for a number of years and noticing the lack of services already, such as nurseries, schools, surgeries etc. not to mention no family cafes or restaurants or local pubs, only alarms me more at the thought of such an increase in population. The proposed buildings will overshadow much of the neighbourhood, especially in such close proximity to the children's playground on Kara Way. The playground is already very busy with local families, and will be put under even more stress if the plan to house so many apartments on the site is allowed. It is also stressful to think that the access road for vehicles to and from the site will be by the children's playground.

Whilst the local area is crying out for improvement and to be smartened up, allowing such a dense development is not the solution.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Paul Hellier

Address: 28 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a local resident living in the immediate vicinity of this proposed development, I am seriously concerned by the negative implications for the local community and environment should it be granted permission to proceed as currently described. In particular, I am anxious that the proposed height of the tower blocks is completely inappropriate and out of keeping with the existing architecture in Cricklewood and could fundamentally change the character of my local neighbourhood. In addition to the detrimental aesthetic impact on the local skyline, as a resident of the Railway Cottages I am very concerned that the towers will significantly reduce the levels of sunlight received in and around the terraces.

I am also disturbed by the very significant additional burden that the proposed dwellings within the development would place on local Cricklewood infrastructure. The A5 is already an extremely busy road, often congested to the point of standstill, and any increase in traffic would therefore be to the detriment of local air quality, resulting in elevated levels of nitrogen oxides and particulate matter, and increased negative effects on the health of local residents. Buses serve as the main form of public transport in Cricklewood and these too rely on the A5, and pre-pandemic were already close to capacity and prone to traffic delays at peak travel times.

Finally, in light of the ongoing Covid-19 pandemic and the likely long term shift to remote working away from offices that has resulted, it is not clear to what extent there will be future demand for the high density tower block dwellings proposed. While the course of the pandemic remains uncertain

it seems very unlikely that levels of commuting from Cricklewood to offices and businesses within zone 1 will return to prior levels in the near future, and it seems implausible that there will be significant demand for the proposed dwellings from the intended target demography.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ali Qassim

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting strongly to this project for the following reasons:

UNACCEPTABLE HEIGHT OF PROPOSED TOWERS:

Barnet's 2019 Tall Buildings Update stipulates no higher than 14-storey buildings for Cricklewood.

Furthermore, a recent report from Barnet said that the adjoining Co-op site, which is nine storeys high, marked "an appropriate height barometer for future development of the neighbouring site".

QUESTION:

Why are the proposed towers higher than Barnet's own recommendations?

EXCESSIVE DENSITY:

My objections are not only to the height but to the density of the project.

The 2019 Barnet Planning Officer's Assessment and Recommendation for 1-13 Cricklewood Lane, the Co-op site mentioned above, said it used the Urban category of 200-700 habitable rooms/hectare as the benchmark for their decision.

QUESTION:

Why then would Barnet allow Montreaux's proposed density of 1100 habitable rooms/hectare, which is much higher than the Co-op site, which many already consider too high?

TRANSPORT

Traffic along Cricklewood Lane (but more widely, Cricklewood Broadway and Chichele Road) is already too dense. The potential extra 1100 units would put an enormous strain on the already stretched bus and rail services.

LACK OF INFRASTRUCTURE

As a parent, I am also too aware of the insufficient number of local schools and surgeries.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Borkin

Address: 263 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Area is overpopulated already

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophia Sinclair-Webb

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As someone who has lived in Cricklewood for almost 20 years and has used the Cricklewood Lane route to work for 11 years, I am appalled by the project and the lack of consideration to the earlier objections to this development.

As a resident of the Railway Terraces community where homes are two to three storeys high, as in most of the area, I cannot believe that Barnet Council has not objected to not just one nonsensical 25 storey building, but also to other high towers of 14 floors surrounding the tower.

The project has also not taken into consideration the already dreadful traffic along Cricklewood Lane. There is no way that the surrounding area can support a dramatic rise in the population, not just for cars but for public transport.

It's also unbelievable that so little consideration has been made to social housing in an area that is crying out for more affordable homes. I should know as I have taught many deprived families in the area.

Moreover, the sewage and water system is already under strain in the area, with frequent leaks and works along both Cricklewood Broadway and Cricklewood Lane.

None of these objections can be fixed with a tiny tweak or cosmetic change. It involves a major,

well-considered review taking into account the local population's needs and the environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Leon Ferera

Address: 59 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale, number and size of the buildings is wholly out of keeping with the area and are completely overbearing. No attempt has been made to come up with a design that is in any way sensitive to the local area or in the slightest bit attractive. In addition, the scheme is so large and dense that it will lead to vastly increased traffic levels in what is already a very congested area in terms of traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs isabelle Martin

Address: 63 exeter road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am an Architect and have been living in Cricklewood for 29 years. I am shocked such a project could be put forward. It cannot be seriously considered. The oversized buildings contrast grossly in height and volume with its surrounding. The identity and character of the area will be damaged for ever as such heights and volumes are seen either in the city or on the outskirts of London. I object strongly to such a project and can see the impact it would have on the traffic which is already terrible.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Liz Whatley

Address: 26 Solent Road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: First of all, TOO HIGH. Second, too much population density. High rise buildings may give good views to the people living on the higher floors, but are a blight on the existing surrounding community who have to look AT them. We absolutely do not want or need this development in this area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Diamond

Address: 16 Gratton Terrace London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development because it seems no thought has been given to the impact such a large development - particularly the proposed tall buildings - will have on the local community and environment. Barnet's own local planning policy declares that proposals for tall buildings will need to demonstrate 'successful integration into the local fabric.... a regard to local topography and no adverse impact on Local Viewing Corridors, local views and the skyline.' Proposed tall buildings are also required to make a 'positive contribution to the townscape.'

As a resident of the Railway Terraces, I am deeply concerned that the skyline will be radically altered (more so, since approval would give a green light to further similar proposals). 25 and 17-storey buildings will massively dominate our skyline. I am also concerned that light will be impeded, including over the allotments. Where is the 'positive contribution to the townscape?'

I am concerned about increased traffic flow in an area already heavily congested, with traffic often at a standstill. Even if residents did not own vehicles, it's reasonable to anticipate a heavy flow of service traffic eg food, shopping deliveries, etc.

We are already awaiting work to commence on major developments to the south (on the Matalan site), to the north (the former Galtymore site) and we have the ongoing waste transfer site to the Northeast of us.

Construction work on these developments, together with the previously mentioned traffic congestion, is certain to cause a further deterioration to the quality of our air, which is already below acceptable standards. Montreaux's development, were it to go ahead, will turn a bad situation into an intolerable one. It cannot be allowed to proceed.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs FRANCES HARDY

Address: 82 GALSWORTHY RD CRICKLEWOOD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:NO NO NO WE WONT HAVE ANY DAYLIGHT WHY SHOULD WE ALL PUT UP WITH THIS THERE IS ENOUGH FLATS AND MORE BEING BUILT ALONG EDGWARE RD THEY LOOK AWFUL SO TAR THERE IS NONE FOR POOR PEOPLE

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mari Hirose

Address: 35 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Most of the entire neighbourhood is 2-storey or 3-storey. Not even the blocks of Brent Cross South, at some distance, are so high. These blocks would dominate the area. They would be overbearing, far too high and excessively massive.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Noreen Byrne

Address: 69 Townsend Lane Kingsbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Buildings far too high and the infrastructure can not cope with the amount of people using services

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mansukh Vekaria

Address: 199 all souls av London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You cannot do this, the area will be overcrowded with buildings and huge amounts of traffic doesn't warrant 25 floor builds. This is bad for the environment.

Just as Wembley looks reeked and too many apartments, has lost its character. Let alone the traffic caused and problems.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Power

Address: 9 The Loning London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another eye sore to ruin the skyline along the Edgware road. No thanks. We don't need any more over priced housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Saklow

Address: 51 Pine Road Pine Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These imposing tower blocks are a visual monstrosity, entirely out of keeping with the architectural heritage of the area.

How is it fair if home owners seeking planning permission are denied the right to transform their homes on the grounds that it would be inconsistent with the existing neighbourhood, yet developers can propose soulless high rises that would change the face of Cricklewood forever.

They represent an imposing eyesore that will add significant pressure to creaking local infrastructure and support services - more polluting cars on the road, more people demanding already scarce public services like healthcare and schools.

Barnet council seem to have targeted the Cricklewood/Brent border with scheme after scheme that shows no regard whatsoever to the feelings of local residents (eg. waste facility: heavy vehicles adding pollution to the roads), but serves to tick off some broader development agenda that will have lasting and detrimental effects for those that have to live with them.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katarina Bartosova

Address: 2 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not happy at all with it. What disastrous scheme for Cricklewood its a madness idea. Cricklewood is now struggling with infrastructure this is not area for that huge development. Matal will have blocks of flats around Staples Corner will be new development that is crazy.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Felicity Dunn

Address: 103 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planned development at the B&Q site by Montreaux as follows:

- 1) 15 -25 storey high blocks breach Barnet's planning frameworks and policies, and will overwhelm Cricklewood, which currently has 2 - 3 storey buildings. The height and density are totally out of proportion and out of keeping for the area.
- 2) There is no social housing, simply an "aspiration" to make the minimum 35% "affordable". Unacceptable for Cricklewood.
- 3) The size and scale of the development will damage the character of the area, it is overdevelopment, and is detrimental.
- 4) Loss of visual amenity to residents and businesses in the whole area.
- 5) The number of new residents in the blocks would adversely affect traffic and parking in the whole area, which is already highly congested.
- 6) The proposed public pedestrian and cycling route fails to meet Transport for London's London Cycling Design Standards. It will not serve public pedestrians or cyclists, it will only serve residents, and is not a community benefit.
- 7) There are no plans for community facilities in relation to the ground-floor commercial spaces.
- 8) The open space in the development is not commensurate with the increase in resident population.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jeanne-Lyse Bachelez

Address: 28 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are no plans for any social housing as part of this development.

The scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Philippa Freeman

Address: Flat 25 Coleby house 2 woodley crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm absolutely for redeveloping the location but the proposed height of the towers is certainly out of character for this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Babs Mahon

Address: 9 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is far too high and dense and totally out of character with the area it will butt up against, which is a conservation area. Local infrastructure cannot possibly support this either.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ali Moh

Address: Coleby House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys is too high for an area without any high rise structures. Although I support the new development, I object to the number of storeys and flats proposed.

It will ruin the character and views for the nearby residents.

The traffic is already problematic on Cricklewood Lane and adding over a thousand new residents will only make it worse.

The number of storeys must be limited to 10-15. The most recent new development in the area (The Broadway) where I reside is typically 5 storeys with only one block rising to 7.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Cash

Address: Flat 63 Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a local resident I support this development. It brings much needed redevelopment and investment to Cricklewood. It also provides new, decent homes for local residents that are currently in short supply (most of the local housing stock is old and run down). I also believe that the new development will lead to a reduction in traffic in comparison to the current B and Q development, which causes congestion on Cricklewood Lane. Furthermore I do not believe the height of the new development poses any issues as its shadow will fall most on the railway track and not onto neighbouring buildings or streets.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Derek Forsyth

Address: 23 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a totally inappropriate development on this important site, not only is it ugly, but dominates a largely traditional centre, especially the near conservation area, the social impact will be enormous, on schools, doctors, shopping, traffic and density, it is mainly a development for profit and does nothing to enhance and improve the area, already stretched in terms of facilities, being on the edge of Barnet Council they have no interest in its impact and visual and overpowering effect on any current residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr James Edholm

Address: 54E Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application as it will bring much-needed housing for people coming to the area. Currently anyone arriving in the area has to rent a flat in an existing house, meaning it is not available for local residents.

Creating extra housing also means that there is more space available for people, leading to lower overcrowding, which as we have seen recently has created conditions for COVID to spread.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Daniel Gilfoyle

Address: 1 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is grossly out of scale in the context of its immediate environment. Buildings in Cricklewood are mostly around two or three storeys. There is little above four storeys and much of the architecture is late nineteenth/early twentieth century. The development will not only be out of character, but, with towers of between 15 and 25 storeys it will completely dominate the area. Given the height, the development will cut light to the Railway Terraces conservation area in the morning and to houses to the east in the afternoons and evenings. It will also significantly curtail views from the Terraces.

The height is unprecedented for the area - permission has been granted for 9 storeys on the Co-op site and that was reduced from 15 storeys. Permission could pave the way for further very tall buildings in the area.

Cricklewood is not particularly well served in terms of amenity and local schools and doctors surgeries are well subscribed. At 1,100 units, the development might be expected to increase the local population by probably around 3000. It would necessarily place a severe strain on local amenities, which very likely would be inadequate.

Anyone at all familiar with Cricklewood will know that it has a significant problem with road traffic, particularly in the Broadway and Cricklewood Lane. It is very congested with concomitant pollution. While parking spaces may be limited, it seems very likely, given the need for servicing and

delivery, that it will aggravate an already severe problem.

While the development is close to Cricklewood Station, it is not like West Hampstead, where there is a range of transport options. The area may not cope with a large increase in movement at rush hour.

Montreaux have consulted, but they have ignored the views of the local public and pressed on with this application regardless. This development will impact upon the quality of life of local people and their views should be taken into account.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Kriss

Address: 5 Thorverton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I have serious reservations about the height and mass of this development. I understand the need for more housing units but cannot see the justification for blocks of 10 storeys and above; other than the maximisation of profit for the developer from the ground footprint of the site.

Cricklewood's infrastructure is already under extreme pressure.

Where are the roads, parking, schools, medical centres and retail units to support another 2000 to 4000 extra residents who will live on this site.

Also, why have Barnet not consulted Brent and Camden councils planning departments regarding this development?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jeannie Poole

Address: 23 Mapesbury Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I thought the days of tower blocks were long gone, and not lamented. Why oh why is this hideous development being considered at all. We need green spaces for our mental well-being, and low rise blocks (with parking underground). I object to this being built a few minutes walk away from my house.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Joanne SHIPTON

Address: 33 coleby house 2 woodley crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic around these streets is already terrible, the many more flats will cause even more traffic jams. I agree with more flats being needed, however the surrounding streets just can't cope with more traffic. The idea of having 25 floor buildings is also too high, building essentially tower blocks in this area will

Be an eyesore, reduce the price of existing homes in the area and again, there isn't the infrastructure to cope.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Waliur Rahman

Address: 15 Holly Grove Kingsbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Completely out of touch with local surroundings

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gregory Campbell

Address: 11 The Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a longstanding Cricklewood resident, I am extremely concerned at this proposal. The development would be completely out of keeping with the local area, in terms of height and design. The height of the buildings would significantly impact residents' views, and in many cases light availability.

The existing and anticipated public transport provision in the area will be unable to cope with the additional demand, and the development would create significant traffic problems, in an area where there are already traffic jams every day. The development will add significantly to pollution of all kinds in the local area, in terms of noise and air quality.

Moreover, at a time when there are significant problems with homelessness and increasing poverty, I find it deplorable that a proposed development of 1100 properties is not intended to include any social housing.

In general, the impact will be significant and damaging to the quality of life and to amenity, certainly for Barnet residents, but also for Camden and Brent residents at the same time.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Romanin

Address: 13 CHEVIOT GARDENS Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is purely regarding the height of the proposed development.

in "B&Q Cricklewood ES Volume I Chapter 11: Daylight, Sunlight and Overshadowing, 11.2.19" they state "By virtue of being at an early stage in the adoption process, the Draft Local Plan is considered to be of limited weight and is not a material consideration within this EIA."

- I do not believe they can disregard the London Draft Local Plan and push through such a proposal because process has been affected by Coronavirus.

- The proposed heights are more than DOUBLE what is considered a VERY TALL building and the proposed plans directly and clearly violate Policy CDH04 in the following ways:

"CDH04 b) Tall buildings that exceed these height limits ('Very Tall') will not be permitted unless exceptional circumstances can be demonstrated" - no exceptional circumstances have been demonstrated.

"CDH04 c) Any proposal for a 'Very Tall' building must have a legible and coherent role, integrating effectively to its location" - this proposal in the midst of 2/3-storey buildings must be rejected.

"Proposals for tall and very tall buildings will need to provide evidence of how they have complied with the criteria in this policy as well as the Historic England guidance on tall buildings." - this has not been demonstrated in any way.

"6.16.7 Essentially, the principle of proportionality should apply, whereby the height of the building corresponds to the existing surroundings." - height is completely disproportionate.

"6.16.8 Map 4 shows locally important views together with the location of existing tall buildings.

The Council will seek to ensure that development is compatible with such views in terms of setting, scale and massing. Proposals for buildings of height that the Council considers cause harm to these views will be resisted." - the proposal will completely alter and dominate the locally important view (#2) from Golders Hill Park to Harrow on the Hill and should be refused on this basis alone.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Ekaterina Demina

Address: Flat 13, Ominibus House, 116 Cricklewood Lane, Barnet London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like this development to be downsized a lot due to ruining city landscape and casting huge shadow. Also local community, shops and transport links are overloaded already causing traffic jams and overcrowding transport it would be complete disaster to add so many flats to the area!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mary Cassin

Address: 93 anson road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already very congested with traffic, how many more cars do we need . Cricklewood lane is a nightmare, especially as so many buses on that route obviously needed . They have no space . The corner at lights is so unsafe ,its a wonder not more deaths or injuries. No more tower blocks please.

Mary cassin.

Please amend your spelling on the introduction !

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Wight

Address: 18 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed tower blocks to be built on the B and Q site in Cricklewood. I am a long standing resident of the railway cottages which are a protected conservation area. The proposed tower blocks would loom over the very special low rise Victorian cottages. They would cut out light and ruin the area visually and aesthetically. The pressure of thousands of new inhabitants and cars would put enormous pressure on an already congested and overcrowded area.

I object wholeheartedly.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elaine Salter

Address: 68 Westbere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to express my concern about the proposal to build tower blocks on the B&Q site in Cricklewood. Most buildings in the area are 2 or 3 storeys so having blocks of 16 storeys and more would be totally out of keeping with the surroundings and a visual eyesore. The towers will dominate our skyline and reduce levels of daylight in nearby properties.

I am not against new housing per se, as I recognise that London has a housing shortage. However to propose new housing with no affordable social housing is very disappointing.

So in principal I am not against the site being converted to housing but I strongly object to the number of proposed storeys and the lack of affordable social provision.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ned Gilfoyle

Address: 1 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed constructions are entirely unfit for purpose within the context of Cricklewood for a variety of reasons.

Firstly, the building would not fit into the town on an aesthetic level whatsoever. Cricklewood is made up of a vast majority of two or three storey buildings - a fifteen storey building would create a significant eyesore for residents of Cricklewood and beyond, with a huge visual imbalance that could reverse the positive effects of the aesthetic rebranding Cricklewood underwent in the mid-2010s.

Secondly, it is hard to see what positive social effect the construction will bring about. There is a high demand for social housing within this area of London at large, and the construction is unlikely to help relieve this, given that they are likely to be marketed as luxury flats that those with low incomes will no doubt be priced out of. This is not to mention the loss of employment due to removal of surrounding shops such as Poundstretcher and B&Q, which have both provided a valuable service within Cricklewood and would be sorely missed by the community.

Furthermore, the construction could have an overwhelming impact on local services. Local GPs and dentists are already heavily subscribed, not to mention local schools, whose catchment areas have shrunk hugely over recent years. Also, our transport links are relatively poor. Unlike neighbouring areas such as Kilburn and West Hampstead, which have a range of rail options for

commuters, Cricklewood is only served by four Thameslink services an hour each way, which are already notorious for overcrowding. Bus and car travel are often also problematic due to frequent queues on Cricklewood Broadway and Lane (which are likely to be exacerbated over the coming months by the upcoming refurbishment of the junction between the two roads). The construction will only worsen these issues, not alleviate them.

For these reasons and more, I join a vast majority of my fellow residents in objecting to the proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss M leadbetter

Address: 670a Finchley road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think is too large a building for the space and will be detrimental to local residents. A priority for the area would be social housing but this is not part of the development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lidia Amorelli

Address: 9 Dawson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is oversized, ugly, and is not remotely in keeping with the surrounding area. It is enormous, architecturally a blight, and will place huge pressure on already overstretched infrastructure, such as doctors, schools and other essential services that already struggle to cope with existing residents. There will be an increase in congestion and pollution.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mairead Margaret Roche

Address: 7 Gillingham Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans are poorly designed and far too large to be considered as a 'fit' for this space. I cannot understand the rationale behind building such a huge development that is completely out of keeping with the area and without any serious, legitimate consideration of its impact on the local infrastructure, the local population and the environment.

With 1100 new residencies we could have more than 3000 extra service users in a tiny area which already feels over loaded.

Clear evidence of this can be seen (by those of us who actually live here) in the roads being always jammed with traffic, the drains regularly blocking and floods happening at every downpour under Cricklewood Bridge. One can only assume this is not going to get better with another 3000 people using their facilities.

The construction is a monstrosity, too high, too dense and you have to admit an ugly shape and layout. It looks like a gulag which of course is what it is designed to be.

Shame on Barnet Council Planning Dept.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Anna Maietta

Address: 90 Blenheim e London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will ruin the aesthetic of the street and shops opposite, therefore creating lots of build up of traffic etc.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lia Colacicco

Address: c/o Brent Civic Centre London London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I write as a resident of Cricklewood, Ward councillor for Mapesbury, and deputy Mayor of Brent.

IN PRAISE

I object to this development, yet at the same time would like to recognise that it could have been so much worse! The green space on Cricklewood Lane has been retained, and much of the open outdoor space will be new public realm....hoping this does not cause problems of anti-social behaviour.

OBJECTIONS

I would like to support all of the reasons given by residents. Some are material planning considerations, a few are not. But they are all heartfelt. Local people were invited to an exhibition, but nobody really listened to their opinion, there were no meetings or focus groups. A questionnaire loses all richness.

The main points for me are

1. The height

Barnet's tall buildings policy update from 2019 states quite clearly on page 29 that Brent Cross can build over 30 floors, but the Cricklewood Thameslink is shown as 1-13 floors. This is unambiguous, and the developer is bold to think the planning committee can overlook a policy with so much weight.

2. Effect on the town centre.

This development is a new estate. It would be great out of town, whereas right in the centre of town it is too big and imposing. It fills a huge plot right in the centre, replacing 2 or 3 very useful shops.

Brent planning department have worked out the density for me as 396 dwellings per hectare, which according to the London Plan Density Matrix is High Density

3. Social Housing

I could not see mention of any social housing, which is desperately needed in Cricklewood with so much multiple deprivation, and the worst overcrowding in the country. It is also required by The Mayor.

I have seen Brent Council's draft response to this development, and with your indulgence would like to write to you again, after seeing the final response.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Laura King

Address: 43 Burgess Avenue Kingsbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More green space and creativity is needed in the planning, look at how other countries are implementing large green balconies for mental health development.

Rather than concrete city London that offers no goals or aspirations, plan for the future development with global warming in mind!

Mental health for all, and a purpose to preserve these homes and have a sense of belonging to something special

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Paula McNamee

Address: 43 Mora Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is utterly ridiculous, cricklewood is already a very populated area and this high rise is way too tall which will over tower the local area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maria McDonnell

Address: 17 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this huge development, which will completely change the character of Cricklewood and the Terraces, for good. It will dominate the skyline and significantly affect daylight to our property and garden. To our understanding, we will experience 20% loss of sunlight, which is very significant for us on the terraces, as we only get sunshine for half a day because of our position. Generally, this will mean that electric lights will be on for 20% longer, during autumn and winter months which is a waste at a time when we are all asked to do our part to reduce our use of energy. Having seen the development further along the Edgware Rd, eg. in Colindale, it is incomprehensible that these kinds of tall buildings will be imposed on an area where the architecture is mainly Victorian and Edwardian. It is completely out of keeping with the local environment. The B & Q development is for four clusters of tower blocks of 15, 16, 17, 18, 19 storeys and one of 25 storeys. Planning approved for the Coop site is for 9 storeys Matalan is also for 7 storeys. There are no very tall buildings in Cricklewood so these buildings would look out of place. I would also like to know how the local narrow roads, which are already very congested, will cope with the additional new traffic. I have real concerns about pollution from all the extra vehicles that will be clogging an area that is already struggling. 1,100 housing units represents extreme overdevelopment of the site and I strongly believe local services will be severely affected to the point where life will become very difficult and potentially unbearable for local residents. We are encouraged to use transport but it will be impossible to catch a bus. The only option will be to use a car. There are already far too many people residing in the area, eg. it can take weeks to book a routine doctor's appointment. The local schools could not cope with the numbers so children would

have to travel further away.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shelagh Malekin

Address: 26 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal on the grounds of height, density, design, scale and mass.

This proposal is inappropriate for Cricklewood which is mostly small scale. It does not in anyway enhance .

I was pleased that Cricklewood was to be developed but had expected this to be undertaken in a coherent way . This particular proposal feels like a speculative build without any sense of context. The design is dated . I would like to see housing and infrastructure to meet local need to include social housing and green space .

This proposal will damage the setting of the Railway Terraces Conservation Area and this is a material planning consideration .

Light and views will be diminished for many residents of the terraces and other streets of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Charlotte Kut-Grun

Address: 3 Park Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It is a CARBUNCLE! Massive! Overpowering! Totally out of character with the environment!

25 Floors??!! What if a fire broke out??

Some people have short memories!!!

How could the planners consider giving approval to such monstrosities!

What about the planning laws?

It is cruel and even Criminal to impose these Carbunkles to the residents of the area. Shame , Shame to the planners should they allow these monstrosities to spoil the London skyline!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Hoffman

Address: 20 Caddington Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of these blocks exceeds what is reasonable for their location. As planned, they would:

- overwhelm the centre of Cricklewood,
- put central Cricklewood into shadow for considerable parts of the day
- block light and outlook to neighbouring homes
- impinge on the privacy of many local residents

This would add 3000 or more to the local population; far too a high density for the surrounding area.

The development:

- be overbearing and obtrusive
- increase the pressure on local public transport that is at or above capacity during the rush hour
- the additional traffic generated will increase congestion on already congested local roads and would compromise highway safety
- put pressure on local parking (residents around the St Agnes area have noted increased parking on their streets since the far smaller Woodley Road development)
- place excessive stress on the local facilities - the local infrastructure would not be able to support such a large development without placing severe strains on local schools, health centres, transport, retail and water, sewerage & utilities. Whilst the application suggests improved facilities and attractive landscaping this is speculative without any guarantees that the public realm aspects of the development would be delivered.

The development would loom over the mostly two/three story housing in the wider Cricklewood area and

- is unsympathetic to the late 19th and early 20th century architecture in Cricklewood, neither blending in nor contrasting in a sympathetic way
- the local neighbourhood would be spoiled by this development

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Tina Clabby

Address: 34 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the proposed tower is excessive in comparison to the neighboring residential buildings & will dominate & loom over homes already in existence. There is room for regeneration in Cricklewood however not to the detriment of the community already living here. The height & density of the proposed development will add increased pressure on our train services that are already unable to cope with demand is not uncommon to be unable to board (excepting covid times). Cricklewood lane is badly congested without the additional traffic that will come as part of this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr trever Turton

Address: 12 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The blocks seem too high so they overlook and block out the light;

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Michaela Walsh

Address: 34 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to such high rise builds in a residential area. Skyscrapers next to a conservation area & dwarfing the cottages is not well thought out & shows no consideration for our community.

It should not be considered as a viable proposal as it is not sympathetic to the entire area which generally does not exceed 4 stories in height on the main thoroughfares & is typically made up of 2 storey Victorian housing on the nearest streets.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Heather Atkinson

Address: 1 Midand Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed development in the strongest terms.

In summary, its height, mass and density is entirely out of keeping with the character and architectural aesthetic of the surrounding area.

It almost doubles the maximum height recommended in Barnet's 2019 Tall Buildings Update. Recently approved nearby developments have been reduced to little more than a third of the maximum height of this proposal. The Brent Cross South development, a mile away, has a maximum height for residential buildings of only 15 storeys. The nearest building of comparable height to the proposal is two miles away in Hendon. There are no very tall buildings in Cricklewood. Allowing building of this height would be completely inappropriate in the context of the area and would create an unacceptable precedent for future developments.

The proposed development will dominate the skyline and views across the surrounding area, with the effect further exaggerated by its location on rising ground. In particular, it will overshadow (and literally cast a significant amount of shade on) the adjacent Railway Terraces conservation area and the very much lower flats on the opposite side of the railway line. Houses in the Railway Terraces could lose up to 20% of their sunlight - a significant reduction when they only receive direct sunlight on the B&Q side for half the day in any event.

The development's mass is inappropriate in an already densely developed area, creating an overcrowded and claustrophobic ambience which will be exacerbated by its height.

The local infrastructure simply cannot sustain its proposed density, particularly when added to the huge population increase which will result from the recently approved or proposed developments on either side of the A5 at Dollis Hill Lane, the Matalan site, the Galtymore site and the Cricklewood Lane Co-op site - not to mention the enormous population increase resulting from the Brent Cross South development.

The area does not have adequate services such as GP practices, and is not a major transport hub, as the application claims - there is no tube station, and the local bus services are centered on the already massively congested A5. The development's residents, visitors, services and deliveries will create a huge increase in traffic and pollution, in addition to that resulting from the other local developments mentioned above.

The local consultation carried out by the developers was meaningless - all these issues were raised with them by many local residents, but none were taken on board. In any event, the development's design focus on one-bedroom commuter pads needs to be completely rethought in light of the huge changes that the Covid pandemic is already bringing to the way people live and work.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement).

Case Officer: Carl Griffiths

Customer Details

Name: Ms I Maine

Address: 37 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose the proposed planning application for the B&Q site in Cricklewood. I feel that it is completely out of character for the area, in particular the Railway Terraces which would be right next to it. Cricklewood mainly has 2-4-storey high buildings and has predominantly Victorian and Edwardian houses. Having tower blocks of 15-25 storeys high would be absolutely dreadful and would dominate the skyline. It would cut out day and sunlight from the area and in particular the terrace cottages as they were built on a north south axis and so already only get half a day of sunlight and less light would not be acceptable.

The proposed tall towers will destroy the views we have here as they will be visible in the terraces. Building 1100 housing units is a complete over-development on such a small site. This would mean about 3000+ new residents not just in the area but in the centre of Cricklewood! This would simply be far too many people. It would lead to an over-crowding and would put huge pressure on already overstretched local services.

Which GP's should they use, which schools, which transport and leisure facilities? It simply would not be fair on old residents nor any new ones.

Furthermore, there isn't a tube station in Cricklewood and the buses are already full and slow with the roads being badly congested as it is. There would be a huge increase in traffic, leading to further congestion and pollution on the A5, which already is one of the most polluted roads in London.

The proposed development is simply too high and too dense and people's outlook regarding the way they want to live has dramatically changed during the pandemic. They want a house with a

garden and not be stuck in a high-rise with no outdoor access. People want to buy houses not leasehold flats, which they never own.

Please, with regard to people's health & well-being and also the environment do not approve the proposed plans. I strongly oppose them. Local people have opposed these plans from the beginning but were completely ignored.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:- Further comments, part 1 of 3 -

I write on behalf of NorthWestTwo Residents Association.

Further to our objection of 5th October, we need to add that the application's quantitative impact assessments have serious errors and cannot be relied on.

In ES Volume III, Appendix 15-1: Transport Assessment, Table 3.2 says Cricklewood Station has capacity for trains 8-12 carriages long. This is wrong; it can only accept trains 8 carriages long, it and Kentish Town North not having been extended when other stations were.

Table 3.2 also claims that 12 southbound trains an hour stop at Cricklewood trains, in different southbound services 4 times an hour each. This is wrong. For most of the day and especially at peak hours, a total of 4 southbound trains stop at Cricklewood (2 passing one way around the Sutton-Wimbledon loop south of Streatham and 2 the other, and all 4 of those passing through London Blackfriars). This is evident from train timetables and in accord with the 2013 invitation to tender for the Thameslink, Southern and Great Northern Franchise, appendix 2D. It also makes transparent sense that there are the same number of trains each way.

Thus when paragraph 3.29 claims there are 160 carriages stopping at Cricklewood station in 16

trains of 10 carriages, it's a gross overstatement - there are 64 carriages (8 x 8), of which 32 are southbound.

- continues in part 2 -

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:- Further comments, part 2 of 3 -

This means the summary in paragraphs 12.11 and 12.12 are grossly wrong. The estimated 133 passengers in the morning rush hour will not have 16 trains of 10 carriages to choose from; the vast majority will be travelling south towards central London and the various interchanges from West Hampstead onwards on just 4 8-carriage Class 700 trains (capacity 1146 passengers, 427 sitting and 719 standing).

133 passengers is an additional 3% of the capacity of those trains from this one development alone. This should not be minimised or disregarded. The Transport Assessment does not consider let alone report or evaluate the current crowding on these trains, the last stop before many passengers disperse at West Hampstead, so we must point out the repeated statements by objectors that trains are already so crowded at Cricklewood that it's often impossible to board. Trying to force an extra 3% onto these trains is not feasible.

- continues in part 3 -

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Clare Fuller

Address: Manstone Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this proposal on the grounds that there is insufficient commitment to providing social or affordable housing at the site, in what is in resident terms would be a huge addition to the local community.

In not committing to include provision for social or affordable housing this proposal cannot be judged to be serving or working with or enhancing the local community, which needs a variety of housing provision. This proposal fails to meet the local housing need on this basis.

Recent statistics show that in Child's Hill ward, where this development is placed, a shocking 43% of children are living in poverty, once housing costs are considered. This proposal does nothing whatsoever to combat this issue, when the land / development could be used to really proactively address it. It should not even be entertained if it cannot help the local people who most need better housing solutions.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:- Further comments, part 3 of 3 -

This of course still ignores the cumulative effects of the other approved or in-process developments in Cricklewood, which the application also understates by half, as follows.

Environmental Statement Volume I, Table 7.3 lists the schemes considered in the Cumulative Effects assessment, purporting (para 7.8.11) to include any within 1 km and over 150 residential units which have a planning application submitted as of May 2020. It omits the development 0.5 km away of the Matalan site on Cricklewood Broadway, opposite the Railway Terraces Conservation Area, with 238 residential units, for which planning application ref 20/0115 was submitted to Brent Council on 13 January 2020, which the public was commenting on from 22 January 2020 onwards, and which we covered repeatedly on our own website. This development would use the same buses and trains, the same roads and shops, the same schools and health facilities, as the proposed B&Q site development. It almost exactly doubles the number of residential units within 1 km of the site that the Cumulative Effects Assessment should consider and thus invalidates that assessment.

On the Barnet planning portal, this application consists of 131 documents. We have not been able to review all the claims. Even when we have as above, the estimate of 133 rail passengers in the

morning rush hour is dependent on the TRICS system, to which we do not have access and which is clearly sensitive to the selection of comparable locations (cf the significantly different results for the adjoining 1-13 Cricklewood Lane site in planning application 18/6353/FUL). What we have been able to review shows that this application cannot be accepted as providing an accurate or fair or reasonable assessment of the scheme's impact and that it significantly understates the impact.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Measures

Address: 73 Forwych Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too dense and will put enormous strain on the local infrastructure. The height of the buildings is too high, in particular the 25 storey tower - there is no other building of this height in the area and therefore no precedent - and could present privacy issues intruding on other local properties. The close proximity of the 25 storey tower to the railway bridge and the essential groundworks could impact on the structural integrity of the bridge. The overall design could bring general overcrowding and without reduction will impact negatively on the existing neighbourhood and services - particularly local transport services. I object to the current proposals as they stand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: Secretary, Railway Terraces Residents' Association 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Please could you explain why the portal appears to be open again for comments.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sergey Vorobiev

Address: 6 Llanvanor Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Categorically object to inadequate and irresponsible plans of redeveloping the B&Q site. The proposed high-rise buildings are not in character of the area, and will overwhelm already stretched infrastructure. Proposed number of parking places, and assumptions made regarding commute to central London during peak hours, are grossly inadequate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dorothy Devlin

Address: Carlisle Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ugly and impractical put somewhere else in Barnet No design thought no practical thoughts ie parking, area is already underserved with parking

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Agar

Address: 57 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While the publication of an independent Urban Design Study to review the proposed scheme is welcome, the study does not fundamentally change its key problems. There is a clear sense that the developer is not listening to the serious concerns of the overwhelming majority of local residents, which are centred on:

- The enormous size and height of the main towers. At 25 storeys, the main tower would loom over residents in the surrounding areas, and would be entirely out of character with the rest of the area, which has no buildings greater than 6 storeys in height. While it is recognised that density in the area must increase if Barnet is going to be able to deliver on its ambitious housing targets, this level of density is inappropriate, and better delivered in brown field sites with limited neighbours and existing streetscape character (e.g. Brent Cross Town).

- It would threaten the heritage of the nearby Railway Terraces Conservation Area, which according to the National Planning Policy Framework, must be protected. LB Barnet has an obligation to ensure all developments comply with the NPPF - this development would fundamentally threaten the character of this CA.

- The development does not provide adequate levels of affordable housing, which according to Policy H4 of the Mayor London Plan must meet a strategic target of 50% of all new housing.

The use of green outlines in the Urban Design Study creates a false impression of lightness and disingenuously reduces the negative impact that the buildings would have on surrounding communities. The buildings loom over almost every surrounding street, and, in contrast to the UDS, this effect is not mitigated by "good design" or a "landmark building". Instead, there is little in the architecture of these buildings of any note - they appear much like any other modern, poorly considered development.

I recommend for these reasons that LB Barnet moves to reject this planning application.

Yours Sincerely,
Thomas Agar.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matt Pountain

Address: 45 Strode Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this B and Q often, essential to have such a great shop nearby.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs CherylAnn Stewart

Address: 29 Menelik Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal will overwhelm the area and is too vague. There are no accurate drawings, only that it will fit the footprint of their drawing. Pedestrians and cyclists needs are not met and nor is the transport structure sufficient.

Generally the details are not sufficient for proper evaluation.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs reena oneill

Address: 80 Galsworthy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I STRONGLY OBJECT to this development on the following grounds.

1. Density: It's too dense for such a small site. I understand the need for housing, but building up is not the answer. 1100 on this site is overbearing for the fabric and community of Cricklewood and would be a huge strain on our currently limited resources and facilities.
2. Overdevelopment: Again, we need housing, but in this little corner of Cricklewood you have already approved 1-13 Cricklewood lane which will be 9 storeys, plus the Matalan site will be housing and work is already underway opp the Bingo hall. It's too much all at once!
3. Height: the towers are way too tall! High buildings should be closer to the town centre and face the high street, not residential housing. These are getting taller away from the centre of Cricklewood. These buildings will be seen from green spaces as far away as Gladstone park and the Fortune Green Cemetery. Too tall!
4. Not in keeping with the local area: Cricklewood is made up of low rise 2-3 storey housing. There is nothing of this height or size for miles and miles. It would stand out like a sore thumb, looming over the landscape and damage the local character of our town centre.
5. No social housing: A development of this size should include a large number of social housing units as well as many more affordable units than currently suggested. Without this, it will not provide any housing benefit, particularly in the current climate.
6. Traffic: 1100 more people, even if they don't have any cars, will bring a large increase in traffic with all the online deliveries! I would also hope that any development like this would have

restrictions on the parking permits residents are allowed as parking is already an issue in the area.

7. Shadow my garden: I live 0.5 miles from the site, these towers will be visible from my front room and will block my evening light for half year!

I reiterate, I **STRONGLY OBJECT** to this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anthony Moran

Address: 86 Galsworthy Road, Cricklewood, London NW2 2SH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans will contribute to more overcrowding in the area and reduce available space for commercial premises and retail. Any residential development should consider the quality of life for the occupants and surrounding area more carefully. High density high rise developments are not suitable for families and wider communities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Joanna Youngson

Address: 22 Fordwych Road Flat 3 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No social housing, insufficient added car parking spaces in an already congested overcrowded area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Henry Mason

Address: 95 Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is out of keeping with the other building types in Cricklewood, in particular being far taller than typical residential or commercial structures. The development provides negligible social housing, and does not add to the area in terms of wider community benefit (eg green space, community focal point, transport links, shopping facilities, cycle infrastructure). Development should only be permitted for a far more modest structure. The height of this development is clearly driven by developers' desire to maximise profit, rather than by sensitive integration with the local area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Pam Adams

Address: 35 chiltern gardens 35 chiltern gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this development as it is not in keeping with cricklewood development, the footprint and height of these towers will create density of people who will overburden the facilities, parking, services in this area. The plan has no social housing that I can see.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr George Sewell

Address: 103a Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sam Elder

Address: 197 Fordwych road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I cannot believe this whole project has got this far. This will ruin cricklewood and the community with the plans that are proposed.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jon Taylor

Address: 5 Lichfield Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously replied to consultations about this terrible idea. There are no buildings of similar height in the area and it is not set up to deal with such a huge influx of new properties. If the council wants to approve buildings of this magnitude, they should deal with the retail, travel and amenities infrastructure first rather than allowing the area to become unliveably overrun. That's not even to mention the thousands of people whose sunlight will be blocked out by this development and will live literally in its shadow. We know what you're doing, and we vote.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Syed Ghani

Address: Flat 32 Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans consist of very high rise residential blocks that are not inline with the character of the area. Besides this, the transport infrastructure wouldn't be able to cope with the dramatic increase in numbers. It seems that the developer's plans are driven by greed without looking at the landscape and population density of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Edholm

Address: 54E Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application. There is a dire lack of housing in the area - most young people have to pay huge rent bills or move out. The height proposed means that many more homes will be able to fit in the site, and so many more people will be able to live in the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Mason

Address: Flat d 11 Compayne Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings are ugly in design, overbearing and totally out of keeping with the locality. The Council is urged to refuse planning consent for the scheme and any similar scheme.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Bilkus

Address: 75 Stanhope Avenue Finchley London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is horrendous. Hugely over intensified population for the area housed in horrific tower blocks - this is Colindale not New York. Not providing parking will not deter people from owning cars - people are car mad. For all the architect and developers flowery artistic descriptions the bottom line is that at the end of the day it is just another huge ugly tower block lacking in imagination, beauty, greenery and therefore very likely to have an equally huge negative impact on the quality of life for its neighbours and residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sam Wallace

Address: 55a Brondesbury Villas London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans are ludicrous. There is no way that our crowded neighbourhood can bear this size of accommodation. It will place huge strain on local infrastructure including roads, transport, schools and services. It is unforgivable that there is no social housing. The designs are completely out of keeping with the style of the area and the views of the original developers.

I feel that because Cricklewood is perceived as being a less wealthy neighbourhood, developers believe they can do as they please. But this is home to thousands of families and ordinary Londoners. It should not be an exercise in making as much profit as possible from a small patch of land. Look at the shortsightedness in selling off Cricklewood station to a scrap yard. It looks terrible. This development would be a mistake on a much larger scale. We all care about our local environment and it affects how we live in practical and psychological terms. This is such an obvious attempt to push profit margins and it should be the job of the council to protect and improve the spaces in which we live. Not sell them to the highest bidder.

As a local Brent resident I'm incredulous this is being considered. I want to see houses built that honour the fine architectural principles that were established when Kilburn and Cricklewood were built and offer housing for working people and especially key workers. I hope you listen to the thousands of objections you will undoubtedly receive.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mitssy Solini

Address: 8 whyhcote point Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Disgraceful. How do you expect transport links to cope with this. There is only a single lane road at cricklewood lane and can't cope with all the extra cars that will drive in and out of this area.

To many flats. It would be viable if there were less flats. But this is pure greed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Amies

Address: 52 Bletchley Court Letchworth Road Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of scale with its environment. It is an exercise in cynical greed on the part of the developer, and another development that proves that Barnet Council are not acting in the interests of the public. This scheme needs a total rethink.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Christine Lyons

Address: 25 Langton Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic in the area is bad as it is, adding this new development will make it even worse, especially considering the location. Have any of the planners in charge of this actually been to the area?? If not I would strongly urge them to, as they will see the constant queues of traffic around this site. Huge imposing buildings will be an eyesore and is completely out of keeping with the local area. The proposed plans seem to be poorly thought through; how many will be affordable housing? Why do they need to be so high? The parking facilities for the proposed residents is completely inadequate, which will lead to parking issues in the surrounding area. How about more open spaces in the local area, some affordable housing and adequate parking to support the local businesses in the area???

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Saj Hussain

Address: 2 Ashford Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again a terrible idea. It does not fit with the surroundings the parking makes absolute no sense. The local infrastructure cannot support over 1000 new homes (schools, doctors hospitals etc). It's still ugly and will block out lots of natural light.

Cr Norwood has no place for this construction

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Niamh O'Connor

Address: 324 Dollis Hill Lane Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Horrible and overbearing. It is ridiculously high-density and it will overwhelm the centre of Cricklewood.

There will be no amenities. We need our stores. From the Fabrica development with "retail spaces" nobody can afford the rent so they lie empty.

All of the nearby roads in Brent with no permit parking is already impossible for Brent road residents to park on because of the developments in Barnet, with another 5000 people who will bring their cars and walk. There will be more arguments on the streets and nowhere for the elderly residents to park next to their own houses

It will be overbearing for the neighbours in Barnet but all the Brent residents of Cricklewood too and probably Camden afar.

Facilities are already far too overstretched and this will make it so much worse.

The buildings are so high there is nothing else like that in Cricklewood.

The scale and height are not in keeping with the local 2- and 3-storey buildings. Nothing in the

Cricklewood area is as tall as this or as dense as this.

If you have been to Colindale and how bad the traffic is and how over populated it is - why on earth would you want to bring that to an area that is far too over populated anyway.

Conflict between Pedestrians, Cyclists and Drivers will increase

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Samantha Peck

Address: 58 Howard Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not at all in keeping with local area.

This development will loom over Cricklewood.

Cricklewood is already congested, further traffic of this scale will just escalate existing transport and road issues.

I used to walk past Wembley Stadium prior to the towers going up there, and reduction of light makes the pavements feel claustrophobic. In already dense area, this is the last thing we need.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Angela Dooner

Address: 26 Egerton Gardens Hendin Lonfin

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolute disgrace, there are no buildings of that height in the surrounding area. The area has been run down for years but used to be a vibrant, multicultural shopping area. Where are people supposed to park now to access the shops around B&Q. The B&Q essential for home maintenance. If the residents are objecting redraw your plans or maybe ask them what they want. Why not houses with gardens and low level flats as we have all seen how covid 19 has affected people's mental health. These will end up buy to let flats for investors not locals with housing needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shauna Scott

Address: 59-61 Oak Grove Flat 11 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too tall, too overpowering and will add to overcrowding in the local area.

The proposed development goes AGAINST your own planning principles. There is no affordable housing, no medical facilities and would add to the already overcrowded transport for Cricklewood railway station.

The proposed height of the buildings breach Barnet's planning frameworks and policies, from the Cricklewood Brent Cross and West Hendon Development Framework and last year's Tall Buildings Update and the policies referenced in those documents.

I whole heartedly object this development and the fact that this consultation period was not even advertised to your own constituents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jon Sheehan

Address: Finchley Rd 1035a London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having viewed the new plans and illustrations it is abundantly clear that this development is COMPLETELY out of character with the local neighbourhood. The height of the buildings is far too high, the density is too large and the brutalist style of architecture is from the 1960s and massively out of step with contemporary culture. These type of buildings are being demolished not built! The area is not equipped for the 1100+ additional residents in terms of parking facilities, and although the rail station is close it is not able to support such a large increase. It is also clear from the photos what a terrible sight it would be from the local area - just see how they new development would be detrimental to the scenary. Totally obtrusive.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nicole Slatner

Address: 100 olive road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is totally out of keeping with the neighbourhood too large too overbearing and will have an adverse effect on traffic and is of no benefit to the community

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Greg Bird

Address: 85 Edward Road Croydon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings are ugly in design, overbearing and totally out of keeping with the locality. The Council should categorically refuse planning consent for the scheme and any similar scheme.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Peter Bugeja

Address: Flat 11 Oman Court, Oman Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still no affordable housing. And plans for more than a hundred parking spaces will increase traffic & pollution. A resounding no from me!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Luke Boyle

Address: Flat 2 Kenneth Campbell House 75 Orchardson Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans look really overwhelming, tower blocks clearly too tall. They look too dense, also why does every block being built in London look the same? Soulless, packed and cramped, square boxes with little or no craftsmanship. Cricklewood is primarily built with Victorian and Edwardian buildings and this new development does clearly look out of place! People need homes to raise families not future ghettos with extreme prices! From a working man with a family unable to ever afford a home in this current climate. On top of this all current brown sites are being converted into flats, when COVID is over and we resume normal activities where are we all going to shop? With these big stores being taken out of areas like Cricklewood there will be no reason for people to travel into the area and so a short fall on customers to local businesses which is solely what it now relies on. Cricklewood will have nothing to offer soon.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sonja Nerdrum

Address: 6 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is an assault on Cricklewood. It is completely out of character for this area and its overbearing density can not be supported by our services and infrastructure.

This development is a threat to the quality of life of ordinary people.

If Barnet Councillors have any integrity they can not allow it to go ahead.

It is a blot on the leafy residential character of Cricklewood, and our local services are already under great strain.

In addition we are battling with increasing traffic issues on the A5 and Cricklewood Lane.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona OBRIEN

Address: 116 Gladstone park gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of new buildings are not in line with current buildings in the area and are a real eye sore. There are no local facilities available to accommodate the occupants of these flats or enough parking spaces included in the planning.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sammy Rudkin

Address: 158 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these buildings they are not needed in Cricklewood they are too high and will ruin the area. But the company will go ahead and win as planning is corrupt even if local people object!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marie Hancock

Address: 51 Temple Rd Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood Town Centre is predominantly 2 storey and the scale, number and size of buildings being proposed including a 25 storey tower is over bearing and overwhelming. The design and appearance is not in keeping with the Edwardian facades and historical landmark buildings. This development is next door to a conservation area of railway cottages and these proposed buildings will loom over these architectural landmarks and have a negative impact on all of us neighbours, overshadowing the streetscape and dominating the neighbourhood skyline for miles. The existing infrastructure cannot cope with this density. Cricklewood Lane is already at a standstill with traffic and the surrounding area suffers gridlock. Edgware Road has high pollution levels and is currently being monitored. The site could benefit from development but not what this developer is proposing. Just by changing the description of the scheme on the consultation does not address the objections and concerns of residents. The buildings are too high, too dense and not in keeping with the neighbourhood and will change the character of the neighbourhood forever.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Foord

Address: 171 Melrose Avenue Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Clearly inappropriate creating a high rise ghetto out of keeping with the surrounding area that puts overwhelming strain on local infrastructure. Councils that simply look to maximise council tax revenues do no service to anybody least of all the potential residents of this faceless development.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr David Vivian

Address: 23 Chandos Road Willesden Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is totally out of keeping with the area, and introducing that number of dwellings will overwhelm local services and transport

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Chantal Duchene

Address: 29 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of character and will dominate the area in a negative way. Most buildings in this area are 2-3 stories high. Can we have some visionary architects look at a good use of this space including possibly a new park, affordable housing, playground, shops etc so it becomes a place where people enjoy going and it becomes a community hub versus an eyesore.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joan Munro

Address: 189 Goldhurst Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposals are far too dense. They look completely inappropriate for the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nardia Sullivan

Address: 172 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I firmly object to this outrageous development.

These excessively high, tower block style flats, overwhelm the streetscape and are totally out of keeping for Cricklewood.

Along with the blight on the townscape, I'm concerned about the demand and pressure on the local infrastructure and facilities- doctors, dentists, schools, parks, parking, roads, transport.

The area cannot sustain these ever increasing developments of flats.

The flowery language the developers are using to justify the height and design of the monstrosity and benefits to the area is also completely over the top and simply marketing whaffle.

Much of it stinks of greenwashing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Helena Scott Negus

Address: 17 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is greedy planning to maximise developer profit at the expense of current and future residents. It is too dense for an area already struggling for space. It will overwhelm existing public transport (you can't get on a bus going South after the crossroads at 7am currently) - and they come every few minutes. The traffic is already awful at 4-5 pm.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alun Parker

Address: 27 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Yet another unimaginative development proposal. The developer obviously has no intention to listen to written objections so I would like to speak to the committee.

The development is completely out of keeping with the neighbourhood in terms of building mass, style height and usage. The proposal has inadequate provision for vehicles or pedestrians.

There is a lack of public space for the thousands of proposed inhabitants of the tower blocks.

I will study the proposal in detail and be ready to speak at the hearing

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bertrand Mallet

Address: 192 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is completely out of place in a neighbourhood constituted of houses and low rise buildings.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Wanda Janiec

Address: 28 St Gabriels Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already over populated and over polluted. More flats will create more traffic and continue to create poor air quality for locals.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Robert Goldschmidt

Address: 15 Lyndale Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this overbearing development proposal which does not take into account the needs of the community. It does not fit in and is a case of much too much building in too small a place. The style is out of keeping with the environment and will have a negative impact on the residents of the surrounding neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nadine Doran

Address: Fordwych road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unless most of the housing is going to be used as social housing I think this is a poor planning decision. The impact on light in the area will be huge, the impact of such a huge increase in people living here is not supported by the infrastructure of the area.

I think it's a terrible idea and will be dissapointed by it going ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Samuel Westoby

Address: 18 Gay Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Total and utter eyesore. Not what is needed. Ban ban ban.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs P Caffrey

Address: 40 Horton Avenue ue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development should NOT be allowed. It would be overbearing, overwhelming and totally out of keeping with the area, the architecture far from looking elegant is ugly and to describe it as a landmark for the area is laughable, more like a blot on the landscape. Buildings in this area are no more than 3 stories high, tower blocks as suggested would be totally out of place, traffic congestion would be horrendous and there would be little or no spaces for parking. There appears to be no social housing .

Cricklewood would lose the only bit of green available as any out door space would be used primarily for residents only.

As there are fewer trains going through Cricklewood Station per hour as first thought by the developers, Barnet are unlikely to prosper has hoped.

Please do NOT allow this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anand Mistry

Address: 51 Ashford Road London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new imagery looks as ludicrous as the original images. Yet again the developed overbearing, overwhelming, out of keeping with Cricklewood. There has been no consideration for the impact of the residents of other boroughs who are directly affected by the development.

Cricklewood is already congested, and these building are going to add to the chaos with extra people it will bring. There is no justification for this height of the building Cricklewood cannot handle the influx of people. The transport network is already congested and this is not fair for local residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alastair Wallace

Address: 46a Oaklands Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Horrified to see this planned monstrosity for the Cricklewood area. It is completely out of character with the surrounding area by over 10 storeys and will be an eyesore from every directions.

There have been clear errors in the transport planning; no provisions for social housing and insufficient parking planned .

This development will not happen. We will not let this happen without severe adjustments to the plans.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr James Smith

Address: 32 Cheviot Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks good. More homes for people are needed locally.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Ruchi Raj

Address: 13 Lyndale Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area has heavy traffic and congestion. Adding so many flats will make it worse. The Brent Cross is also planning to develop further. My child has breathing difficulties with so much pollution. We can smell the toxic air. This development is better for zone 6 and further away. There have been new blocks of flats near Virgin active gym completed recently. These have added to further traffic and pollution.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gail Foord

Address: 171 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is a total missed opportunity for Barnet to develop a well planned exemplary housing development in which local people could live healthily and thrive. Instead this proposal is excessively high density living, totally overbearing for Cricklewood and an environmental disaster without the infrastructure to support it. It does nothing to improve affordable housing for local people and looks like it's primary purpose is to maximise profits for the developer and council tax for the council. Please don't waste this opportunity

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nahuel Durante

Address: 19a, Temple Road Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is incredible, to populate such a densely populated area with these tall buildings! Why don't you better build new green spaces in that area?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs maggie souter

Address: 32 Lyndale Avenue london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over bearing, ugly , too tall for the proposed site - unsympathetic to surrounding area.
Too many flats with inadequate parking

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Chanelle Crawford

Address: 136 clutterhouse road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I ABSOLUTELY OBJECT TO THIS. CRICKLEWOOD IS ALREADY FAR TOO CONGESTED AND HAS A HIGH POPULATION DENSITY. WE DO NOT NEED MORE HIGH RISES IN THE AREA. WE NEED THIS RETAIL PARK AS IT CONTAINS A GARDEN CENTRE AND DIY STORE MANY OF US USE. NOT ONE SINGLE RESIDENT WILL BENEFIT FROM HUNDREDS/THOUSANDS MORE PEOPLE IN THE AREA. NOT TO MENTION THE DESIGN IS AN ABSOLUTE EYESORE.

BARNET ARE DISGUSTING. THEY ONLY CARE ABOUT MONEY AND NOT WHAT THE RESIDENTS WANT.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Somdatt Kurdikar

Address: 6 Lyndale Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Out of character with the area. May be 1 or 2 storey Development is fine but these tower blocks are monstrous. There will be chaos on that area which already is extremely busy. 110 parking slots for 1100 is just not right

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Neil Frazer

Address: Thorverton Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We brought up 5 children in the area. We've lived here for over 40 years. Most of our children still live 15 minutes walk away. It's never been perfect but it's evolved over the years into a place to be proud of, vibrant and multicultural, packed with curiosities and characters. The huge tower blocks impose a completely different personality on the area undoing the hard earned equilibrium. Experience of tower blocks suggests they're rarely successful, happy places to live. As seen in the drawings they're discordant with the rest of the surrounding area. These are statement blocks ugly and unsympathetic, hating the place as it exists. Yes we need more housing but surely there are architects around who can sense the feel of a place and negotiate a better way of doing this than this sorry stupid 1960s solution?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sona Lisa Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is overbearing, unsustainable, and out of character. It will destroy the local community and add misery to the existing residents and will be a warren for any poor new residents. The development serves neither existing nor future residents. There is neither the infrastructure nor the services to support such a huge increase in the population, leading to crime, unhappiness and poor social and mental conditions.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shiobhain O'Neill

Address: 26 Crest Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is not only an eyesore, completely out of step with the look and feel of Cricklewood and the surrounding area; it will be a complete drain on the local infrastructure. Currently GP's surgery's are oversubscribed, it is nigh on impossible when it comes to school places; public transportation is often full and overstretched, the roads are always busy. How will bringing 1000's more people to this small area benefit the current and prospective residents? It won't. The infrastructure is simply not there!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sara Alexandrr

Address: 10 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't believe there is a way to convince the local community that bringing in tower blocks to an already congested, polluted area is beneficial to anyone other than the developers.

Infrastructure plans? Community plans? Affordable housing info? None of these have been communicated and therefore I feel they are not being planned and prepared for. It will be a horrendous addition to this part of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Silva Lau

Address: 35 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have objected in the last consultation in 2020. I don't know why we are doing this again. I will always object to this monstrosity as it is overlooking and over barring the area. It does not house families or growing families with the 1 or 2 bedroom flats. It does not benefit Cricklewood it would just add to the already congested and polluted area. Adding 110 car spaces means adding more pollution and emissions to the area. The roads of Cricklewood are ready struggling as we only have 1 Lane on Cricklewood Broadway and 1 Lane on Cricklewood Lane. I live on the groves and driver will definitely will come through our roads to avoid traffic and block our road. Ash Grove is like this already at peak times, it's unfair for the residence living in the area to put up with more people than it can take. Developers don't care because they don't live in the area and all they care about is making money. These flats won't benefit people in the area but lining the pockets of millionaire. The flats won't be affordable either and will not help people who are in need of council housing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Donald Shields

Address: 25 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed height of the development is not in keeping with the overall character of this area. It is clear that people in the towers will easily be able to see into the back gardens and through the skylights of anyone living on Elm, Yew or Oak Grove. This is a clear violation of our privacy, as no building anywhere near this height exist within the Cricklewood area. I object strongly to the proposed height of the buildings.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rishi Sethi

Address: 20 Elm Grove Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I welcome future development in the area including the building of a town centre, better shops and affordable housing to support the community, this plan does not meet community needs.

The size and nature of the buildings are not aligned to local architecture or scale and not in keeping with design ethos.

The sheer number of properties (1100) will exhaust an already stretched local infrastructure blighted by poor design and planning.

Local amenities such as school, GPs and parking are already unable to serve the local community let alone the thousands more expected in the area should this plan be approved.

Traffic is already peak and air quality is poor - the sheer size of this development will only make these worse.

I would seriously question the impartiality of Barnet council if this plan gets approved considering the thousands of objections from local council tax paying residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth MacArthur

Address: 51 Cotleigh Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development on the grounds that it is

- too tall

-too many units

-too many people for the transport infrastructure

-the illustrations of the buildings are ugly.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gabrielle Brooks

Address: 8 Oaklands road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not in-keeping with the general architecture in Cricklewood, it is hugely overbearing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jose Doval

Address: 98 Geary Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not think this project will improve the area in anyway. It does not fit in with the current architecture, nor does it have sufficient infrastructure to support that many new inhabitants. I believe that this plan should be reassessed and a more sustainable plan proposed.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sonia Seoane

Address: 98 Geary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building such high building goes against the aesthetics of the area, filled with low 2- 3 storey buildings, full of history and character. It will cause issues with traffic: volume of cars in the road, pollution and lack of parking spaces, with only 10% parking spaces planned to be build.

There is no infrastructure to support such growth in housing, this must be stopped.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ruth Bitran

Address: 3 Lyndale Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is outrageously over bearing and out of character for the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Donagher

Address: 29 Randall Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely not! Keep this monstrosity out of our neighbourhood. We have an identity in Cricklewood and we are blessed with a lovely Broadway with low, homely buildings and enticing architecture. This massive proposed building is way out of keeping with Cricklewood and we won't have it. It will stand out like a sore thumb, can we please keep a winning formula for once in a London area. We are proud of our neighbourhood and we one of the only few left in North West with an identity. Let's not lose it please with another plastic tower block.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Rafferty

Address: 83 Park Avenue North Willesden London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been a resident of NW2 and North West London my whole life of 44 years and I am against this project it's an eye sore and it's just a massive money grab and sell out. The area does not justify such a project I think 5 floors with a penthouse is more in line . Thank you

John Rafferty

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overbearing, overpopulated, unwarranted dense, out of keeping and a danger to the local community, infrastructure, and a strain on services. It is irresponsible of councils to have this 'pack 'em in, stack 'em high attitude. These developments service no one other than the developers. No real affordable housing, no help to the environment, just distress to all those who live in the area. You will destroy Cricklewood if you permit this.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Stanley

Address: 4 Church Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned development is completely inappropriate for this site and in this location. This is self evident from the illustrations provided by the developer - which are of course designed to make the development as attractive and plausible as possible. We can only assume that the reality would be even worse.

They are completely out of proportion to the surrounding area, would dominate the skyline and locality totally, and would completely overwhelm the local schools, medical services, and road and rail infrastructure.

I am not generally 'anti-development' - on the contrary, well-planned and appropriate development can benefit a community and improve a locality. I would in fact support appropriate development on this site, and there have been, and are, a number of recent and current developments in Childs Hill that are doing exactly that.

The proposed development for the B&Q site is completely different. It will put intolerable pressure on the local community and on local amenities, and will benefit only the owner of the site and the developers.

Any councillor from my ward who votes in favour of this development can count on losing my vote

at future local elections.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Rodrigues-Ayers

Address: 27 cairnfield avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height and the density of the building project is out of keeping with local area. The local services are under too much pressure: doctors, dentists, schools all at capacity; parking is ridiculous and traffic and pollution from the already densely populated area. We do not need more

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Debbie Joffe

Address: 71 greenfield gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please don't do this to our lovely neighbourhood.

You are going backwards in time with this design,

If you are going to develop the area - mow it beautiful!!! You can do better

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Chris Mclellan

Address: 24 Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No no no no no no no. Why has this consultation been launched quietly? What happened to the previous consultation on this development. I strongly object on the basis that these towers are out of character (too high), the housing is too high density (will exacerbate traffic problems and challenges around the provision of local schools/public services) and finally because the consultation is not being run openly for local residents to truly have a say. Not good enough!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia Marcuson

Address: 5 menelik road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings in this development are too high and dense. They are not in keeping with the area.

There are no existing cycle routes in this area for new and existing residents to use.

Existing pavements are narrow and do not have capacity for residents from 1100 new homes.

Thameslink trains from cricklewood do not have capacity, especially in rush hour, to accommodate hundreds of additional passengers.

Local amenities including schools and medical services are already stretched and cannot absorb thousands of new residents.

There is no green space or communal parks or recreation spaces in these plans for new or existing residents use.

Traffic is already grid locked in this area especially at busy times. Even with low car use the deliveries and visitors for 1100 new properties will bring this area to a complete standstill.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Samantha Clifford

Address: 15 Sheldon Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I appreciate the need for additional and affordable housing the size and height of the development would overwhelm the existing Edwardian buildings many of which retain original features above ground floor level. A scheme which reflected the uniqueness of the original architecture would be far more in keeping. The height of the proposed building is overbearing and a scaled down plan would be far more appropriate to the area and width of the surrounding thoroughfares to prevent them becoming canyons of congestion and pollution.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fred Phipps

Address: 4a Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development proposal is appallingly out of scale with Cricklewood. It bears no relation to its surroundings with ridiculously over scaled buildings. To bring that many new people to Cricklewood will choke its resources. Don't be stupid think again!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rachel Chu

Address: 43 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks are huge! Massively out of keeping with the rest of Cricklewood. You'll be able to see them for miles - we are not Canary Wharf.

Given moves in the wider area for Councils to demolish high rise blocks in favour of sympathetic lower builds (Kilburn for example) I'd say this proposal flies in the face of building for the benefit of future residents and existing locals. It will create an eyesore of a town within a town.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sandra Westbrooke

Address: 61 Teignmouth Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of character with the area, providing dense accommodation with no thought to local infrastructure, such as transport. Its height dwarfs the surrounding buildings, which are mostly two or three storeys.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gloria Gee

Address: 10 Keyes Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting once again to this monstrous intensive development, which is completely out of keeping with the surrounding neighbourhood in size, height and density. It offers no affordable housing which is what is desperately needed in this area. The spaces between the towers, which we have been told will be "garden areas", will simply be wind tunnels from which residents will want to escape as quickly as possible. How will local services such as GP surgeries and trains be able to cope with the additional population? This development truly is a horrendous carbuncle and a scar on the surrounding landscape.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lucy Wolley Dod

Address: 10 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme has been, is, and always will be, wholly out of sympathy with its residential surroundings and despite developers froth shows minimal aesthetic merit. It is over dense, over bearing and too massed. The area would benefit from regeneration but scheme's density will only add to current traffic, transport and other problems.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ross Murray

Address: 73 Churchill Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Worry the additional strain these 1100 new homes will place on local infrastructure, including transport and access along A5, but also to GP, dental and social services which are already at breaking point. I fully appreciate the need for affordable homes, but how many of these are actually going to those most in bed and how many are middle class buying to let? Surely there's a compromise in the number of homes being built? Otherwise, feels very much like stack 'em high and watch the cash roll in without much regard to the lasting impact on the local community and its services. Think on. Regards, Ross

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Iona Kleinen

Address: Top floor flat 4 Exeter road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected to this proposal, and I am again objecting. These plans are completely out of keeping with the general character of the surroundings and will be detrimental to the people already living in Cricklewood and surrounding areas. Congestion in this area is currently so bad that traffic is often at a standstill causing awful air pollution. Local services are strained and the local infrastructure needs investment- not more housing developments bringing even more population density to an area that is overstretched. Local schools need investing in, more dentists and doctors, better security on the streets. This housing development will be very ugly and dominate the local areas, which are full of characterful old buildings. Barnet should be trying to preserve the sense of local community and help its residents- not allow developers to build huge monstrosities in the middle of a densely populated area. The disruption to the area during construction will also be unbearable- the roads have just been closed for upgrade works around Cricklewood station and it caused utter chaos and misery for local residents. We want to see the council investing in improving the environment for residents- planting trees, giving residents green areas for leisure, improving road quality. This proposal will do none of these things

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Janis SANTRY

Address: 29b Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Unightly

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bob Wootton

Address: 55 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I will not repeat the many strong arguments already made against this proposed development.

Suffice to say as a local I believe to be disproportionately large. Its construction and completion will cause havoc and disruption to the wide neighbourhood.

I object strongly to it. Thank you for the opportunity to state my view

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard O'Sullivan

Address: 14 Wren Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to this plan.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Claire Godwin

Address: 86 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application which is totally out of keeping with the surrounding area of Cricklewood. The height of the development overwhelms the Victorian housing in the surrounding area and does not provide attractive vistas from the surrounding streets as the developer suggests. It would also seem that there is nothing in the planning application to commit the development to this design in the planning application. Importantly, there is no social housing and little parking. The A5 is already congested in this area with the addition of other developments to the immediate North of this site.

Any claim to improve the area with a design of this nature appears to be ill thought through and shows a lack of research and consultation with local residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jana Liew

Address: 55 Watling Gardens Shoot up Hill Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is totally unsuitable, too big and will ruin the character of Cricklewood and add too much pressure on local transport, schools, healthcare ..

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Silva

Address: Hoveden Road Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings are too high and totally out of keeping with the rest of the vicinity. The local infrastructure will be unable to support these new residents. There is already too much disruption in the area. This looks more like short term greed and it doesn't seem right that the residents in this neighbourhood have not been properly communicated to about this new application.

Take some of those storeys off please.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr dexter kong

Address: York Mansions, 44-46 Chichele Road flat 5 london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: structures are an eyesore to the surrounding areas. height of buildings should be drastically reduced

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anthony Ruback

Address: 12 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst construction of new housing is beneficial to this part of London, these proposals are completely wrong in terms of scale (building height), density (blocks in too close proximity), space environment (light, wind funnelling), aesthetics (ugly towers without any distinctive visual features and destroying the Edwardian low rise vista across Cricklewood). There is minimal "greening" of the environment and a dearth of usable attractive outdoor leisure space. Other neighbourhoods with new high rise developments eg Nine Elms are able to accommodate high density housing with striking innovative visual appeal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mary Gallagher

Address: 29 Somerton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ugly grey Tetris style skyscrapers may be suitable for the Isle of Dogs but not Cricklewood! They clash with local character and architecture and are not wanted. Can town planners be more creative? Must progress be so harsh?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Curtis

Address: Flat 21 Colbey House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is far too tall and over powering for the neighbourhood. I believe 12 stories is enough. We are losing a great shopping area to add thousands of people with less resources. This needs to be thought through more with more shops and doctors and schools added.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Kerslake

Address: 30 Keyes Road 3 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible idea. Traffic is horrendous as it is - more cars, pollution, strain on services. It will be the death of the area. And it looks horrific. Strongly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve Martin

Address: 119 Mays Lane Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is too dense development in the area, no thought about local area, doctors nursery schools. Lack of parking for such a large development. The amount of people using the railway could be a health and safety issue at peak times.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Frances Endres

Address: 124a Walm Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is completely the wrong height and design for the area. I agree that we need more housing but we do not need huge towers that dominate the landscape. I object to this proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carine Lor

Address: 59 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building is much taller than all buildings in the area and is not inline with the current architecture.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Abigail Vine

Address: Garden Flat 33 Chichele Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is just wrong in every way... it's going to ruin the sky line, ruin what Cricklewood is all about... nothing in Cricklewood is built to anywhere near this height they are proposing. The buildings will completely impose themselves on the area.

I totally object and I hope the council see fit to reject this abhorrent development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maureen Brookbanks

Address: 32 Garth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Where to begin? Too dense a concentration of housing, towers that are too high and will block out light, little consideration given on the impact on local transport routes, traffic, parking, services like doctors, schools, the pollution and subsequent health impacts... this area is already hugely overcrowded, local residents will suffer hugely in many ways if this ill-considered development is approved.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fernando Filippelli

Address: 29 St. Gabriels Road Flat 5 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overpopulation of Residents. Significant change in the area landscape and the conservation of the nice architecture.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Brookbanks

Address: 32 Garth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A thoughtless development that will have a serious and detrimental impact on the lives of locals, creating traffic problems, parking issues, overcrowding, and overwhelming local services like public transport, doctors and schools. I object in every conceivable way to this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mairead ODonnell

Address: 10 Prayle Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already too many flats being built around that area and will be an eyesore

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Serene Chen

Address: 24A Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic congestion will be a key problem with the influx of so many new builds and new residents. The rustic character of the architectural landscape will also be affected by the jarring, towering infrastructure. Construction is also going to cause air and noise pollution in the area and disrupt the day to day lives and living experience of this neighbourhood. The St Agnes Catholic Church, Little Learners Cricklewood Nursery and St Agnes Primary School area nearby will also be affected by the effects of building and construction. The B&Q complex has been around for years and serves the community well here - the nursery with affordable plants promotes green fingers and greater engagement with nature.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Anne Lane

Address: 5 Grosvenor Gardens Willesden Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've reviewed the proposal for the B&Q Cricklewood sit, noting that these have not been displayed in a widespread way as I would have expected for such a large development, and only inviting comments over a very short timeframe (2 weeks). The development proposal will be overbearing and very out of keeping with the surrounding area. The high rise blocks will create traffic issues on already over congested roads in the area, very high usage and potential overcrowding on the public transport system, and is an environmental risk as well with increased pressures on the sewage and utilities as well as refuse and recycling, health, social care and education services. I strongly object to this development being approved in its current form.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Denise Miller

Address: 12 PETRIE CLOSE EXETER ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of character with the neighbourhood. The buildings look like something from the Eastern block or China. No architectural merit. Far too dense and ugly. I can't imagine why anyone would want to buy them and stare at someone in a block so close by. They would overwhelm the local infrastructure and with very little green space.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Yucel Akar

Address: 241 The Vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood and surrounding areas are already very congested and polluted therefore I strongly object to this massive development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernice Douglas

Address: 93 olive road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the demolition in order to build high rise flats. The area needs more green spaces and this proposal will make an already congested area significantly more congested. Not to mention that high rise buildings look unsightly

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Coppel

Address: 74 Fleetwood Rd London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is very unsympathetic to the locality.

The height proposed is considerably taller than any local buildings. The flats will be overbearing. The concentration of people and vehicles in the area will undoubtedly place too much strain on the local amenities.

The council has already caused gridlock along all the arterial routes with their poorly thought out LTN closures and the temporary closure of Cricklewood lane in one direction. Further building work would cause chaos.

The proposed development already stands at a height far higher than the surrounding streets. How can the planning committee allow 25 Storeys above the level of the significantly raised B&Q site?

There are no commitments included about how the buildings may appear.

It's most likely going to produce a crazy eyesore towering over Cricklewoods high St and the local houses. Please decline this. Insist on a lower profile and definitive plans for the aesthetics of the buildings too.

You must deny the work in current plans and ensure any building work can not commence until the completion of the 1. Brent Cross redevelopment, 2. development of Cricklewood Lane and Broadway junction works and 3. work to develop site adjacent to Depot Approach and the Broadway, and furthermore 4. waiting for the removal of the restrictions in the LTN on streets surrounding. Thus allowing local traffic to access the A5 in more than one single junction.

Anything less would cause incredible anger in the local community. A community already incensed by the failed consultation process denied by the implementation of the LTN nearby.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Manoj Chauhan

Address: Flat 9 Acer court 24 Sheldon road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planned development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Band

Address: Flat 1 70 Teignmouth Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident I strongly object to this proposed development.

A high-density residential development in this location would put great strain on local infrastructure and resources.

The tall buildings, going up to 25 storeys, would be an extreme contrast to the character of the area, with its 2 to 3 storey buildings, and in my opinion would exert a depressing visual effect rather than functioning as some sort of 'landmark'.

The proposal makes many vague claims about potential benefits from this development which do not stand up to scrutiny. For example, included in the very limited improvements to transport is a new cycle route which would in all likelihood bring cyclists and pedestrians into conflict.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Merrily Kemble

Address: 60 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is totally wrong for the area, far too big, ugly and will ruin the amount of light to my property and many others particularly in winter when I get little afternoon light already. Local infrastructure will not cope with the amount of people moving in. There is no social housing included. The construction process will be seriously negative on my quality of life as a neighbour. The only people who will benefit are the greedy developers.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andy Clough

Address: 24 Fleetwood Road Dollis Hill LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development shows blatant disregard to the public and is putting profit before humanity. I imagine if any of the architects or building owners or even members of the planning committee were to live nearby, which I imagine they are thousands of miles away, they would object too. It's fine for them to propose such a build when it doesn't impact them or their local area. They are eyesores, much like the tower block revolution in the 60s. There is nothing to like about their ordinary designs, ones that will shadow Cricklewood and the neighbouring areas for years to come. Just NO NO NO.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Amisha Patel

Address: 57D Cavendish Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to high rise buildings being built in Cricklewood. They are an ugly eye sore and the council does not intelligently consider increased traffic, noise and services necessary for all these new residents. It's unacceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Scott Bartle

Address: 77 Teignmouth Rd Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: If Covid has taught us anything it is about the importance of outside spaces. Currently Cricklewood has nowhere to go to relax away from the noise and pollution of the road.

Noise and pollution which will get worse given the bizarre decision to knock down Burton's corner to widen the road and build an ASDA.

This development will give us a town square where we can relax, enjoy cafes, restaurants etc and this is severely lacking in cricklewood. These amenities are very badly needed. If housing comes quid pro quo, then so be it.

If people are going to moan about housing on an old industrial site next to a railway (an appropriate place for development) they'll moan about it anywhere.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret Karliner

Address: 39 Sneyd Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is too big! Cricklewood Broadway is already a bottleneck for traffic in both directions. The walkway towards Cricklewood Station is narrow to accommodate new commuters. The density of housing will overwhelm current infrastructure and facilities. The proposed height of the buildings will ruin the appearance for miles around. The provision for car parking spaces is hopelessly inadequate and displays prejudice on the part of the planners, that some types of residents are too poor or too indigent to run cars. It will be discriminatory towards pet lovers, large families, residents with special needs will be handicapped by the size and location. Totally opposed to this proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Hill

Address: 119A DARTMOUTH ROAD London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Horrible development, and should be rejected. And it is far too high for the surrounding area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dorothy Badrick

Address: 2 Durrisdeer House Lyndale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely inappropriate for the area and completely out of scale against the current buildings and architecture of the immediate and local district.

We have neither the roads nor the public transport network, nor cycle lanes or space for the provision of such, to support the influx of a huge population.

It is an appalling application and should be refused.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Teresa Casal

Address: 4 Church Walk Church Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am fully supportive of new environmentally friendly buildings in the Cricklewood area. Regeneration is so vital. However the proposed towers are a monstrosity and not in keeping with the local environment and the requirements of the area. Furthermore, the design is absolutely horrific, akin more to the 1950/1960's council tower blocks, Grenfell comes to mind. There is also a huge lack of green space (trees, shrubs, plants etc).

The effect on air and noise pollution, already under strain as we are over the A41, is unprecedented.

I request an air pollution test to be carried out.

Schools, nurseries, local amenities, let alone our roads are not designed for such an onslaught of traffic, that is vehicle or human.

Further still, these tower blocks, with a lack of green space and a lack of outside space (balconies?) are not only horrendous and adverse to family life but are totally inhuman, creating a space of total isolation and lack of community which is so needed.

I strongly object to these horrific tower blocks as they stand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Pauline DeValera

Address: 47 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too high, too dense, and too ugly. As far as I can see, there is little or no affordable housing. The pressure on the surrounding area in terms of schooling, doctors, traffic, parking and other facilities would be horrendous.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jayne Steiner

Address: 16 Ranulf Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The infrastructure in the surrounding area will not cope with such a huge increase in households. The pavements are already packed on the high street and traffic horrendous. Lower density plans required

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andreas Christophorou

Address: 16 Cedar Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is far too dense and tall. We do not have high rise blocks in Cricklewood which has helped to retain the historic nature of the area and keep a sense of community. This will destroy it permanently.

There is also the cumulative effect of Cricklewood being used as a dumping ground by Barnet and Brent councils for high density housing because it is on the borders of their boroughs. We have the development where the Galtymore was on Cricklewood Broadway, the mass development of the Matalan site and now this. Far too much high rises, too high density and over development and over population of the area which already suffers from congestion, litter and crime. Please refuse this application rather than use it as a ticket to reach housing targets and for developers to make millions by 'stacking them high.' Just because it is a Borough boundary area does not mean we should suffer from over development and the destruction of a beautiful Victorian area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mai A.

Address: 25 Gillingham road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The high Rise plans specifically within this Development are overwhelmingly large and unfit to the area, roads, traffic and to the ethos of the neighbourhood. This impact on the skyline is a sore sight even on the plans and the impact it will have on the roads, traffic and transportation in the area, which is already very congested is unsustainable and will be detrimental to this area . Please urgently reconsider the level of floors to no more than 5 stories max to blend in with the neighbouring buildings- otherwise it will be a disruptive construction

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Greg Mailer

Address: 11 Astley Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is barely believable that something so out of keeping with the area could remotely be considered. It looms over all surrounding buildings and is a blight on the skyline. The area is already polluted, crowded and congested with traffic. A development this size will only exacerbate the problems, and overwhelm the local amenities and infrastructure, such as parking, shopping, doctors, schools, and public transport. This area of Brent was hit hard by Covid-19, in large part due to the population density. This development is utterly inappropriate and frankly irresponsible.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Krishna Sheth

Address: FlatA 161 WALM lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I totally oppose to this development and am furious that no mention of this anywhere until now. It would cause traffic hell, looks ugly and. It in keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Des Cassidy

Address: 18 Herrongate Close Enfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Putting 1100 residential units into an area that is already busy and lacking infrastructure seems utter madness. The traffic that this amount of homes will add to the area is not sustainable on the current roads. There are insufficient schools to provide support for the amount of children that this scheme will bring into the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Adrienne Morris

Address: 57A Dartmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am totally against this proposed development which will only bring more traffic and disruption to the area whilst it is ongoing over a period of several years.

It has no aesthetic appeal whatsoever. It will cause more traffic congestion once built due to the number of car owners. It is ugly and has nothing to commend it at all.

It will also further pollute the area and cause even more disruption to Cricklewood Lane for the foreseeable future.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Azra Karaselimovic

Address: 7A Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Griffiths,

I would like to reiterate my objection to this new building development in the heart of Cricklewood. The local residents have been making efforts for years to raise the appeal and attractiveness of Cricklewood and this is all going to be negated by having this eyesore of the high rise buildings. They are out of place with the surroundings and character of homes and buildings in Cricklewood. They are simply too high and very bland looking. The proposal includes way to many new flats and units, which will put a significant strain on the local amenities, transport and the environment. This proposal will give our much loved neighborhood appearance of the overly urbanised city area and devalue it. Lower rise buildings with more architectural character and with fewer units would be much more appropriate. This development may push many residents living here for years to relocate and look for less crowded, more eye pleasing and environmentally friendly places to live. This proposal is completely contrary to the direction where more established and desirable areas such as West Hampstead and others are moving towards. It will be a travesty to do this to our lovely local area and should not be allowed.

Kind regards.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Barry Cooper

Address: 67 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of character for the area and will destroy it. This is no place for a high-rise development.

The area cannot cope with so many new residents, especially as they will have nowhere to park. Neither will the current residents.

These tower blocks will cast shadows that reach as far as Hampstead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Felicity Dunn

Address: 103 Walm Lane Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Barnet B&Q site dev't objection

In addition to my objection made to Barnet Council in the 2020 consultation, I am now objecting again to this proposal in the strongest possible terms.

My objections are:

1. The scale, number and size of the buildings - 15 and 25 storey tower blocks are significantly higher than any surrounding buildings in the Cricklewood area in Barnet, Brent and Camden. Most of the area has 2- 3 storey buildings, with a few 9-storey exceptions. The new visuals show the proposed tower blocks are overbearing, unduly obtrusive, and totally out-of-keeping with the rest of Cricklewood.
2. The new visuals describe the tower blocks as "...their animated tops ...generosity of detail... a genuine landmark. ... moderate impact ... beneficial effect." This is total nonsense, the tower blocks will overwhelm the landscape, and will have a big detrimental impact on the locality. Cricklewood does not need a "landmark" of looming tower blocks, it is wholly inappropriate for the area.
3. None of the proposed blocks offer social housing, this is totally unacceptable in the Cricklewood area, where there is great need for social housing. Barnet Council should reject the proposal on this point alone.

4. There will be significant loss of light and privacy for the residents in the area near the proposed tower blocks.
5. The increased number of residents in the tower blocks (1100 flats) will overwhelm the facilities available in Cricklewood, and will significantly increase traffic in the whole area. Also, the increased levels of air pollution caused by the additional traffic will go counter to the Mayor of London's clean air initiative, and ULEZ scheme.
6. Cycling and pedestrians - the proposed plan says cyclists may use the narrow pedestrian paths through the development - this will create conflict between pedestrians and cyclists, and is not a benefit. The concept fails to meet Transport for London's London Cycling Design Standards.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mashid Alaghband

Address: 5 Hocroft avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object with this project because it will bring more than 3000-4000 people and it will bring more traffic and pollution, the road around it are not wide enough to take the traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dee Weston

Address: 64 Teignmouth rd. Nw24dx London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It looks too big for the surrounding area. Grotesque and overbearing! Strongly object to the monstrosity of it!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia Manteghi

Address: 51 Wotton Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is completely out of keeping with the surrounding environment. The site is already elevated and towers of this height will be overpowering in an area of predominately low level structures. Aggressively dominant comes to mind.

Another concern is the local infrastructure is ill prepared for high density housing. Schools, parking and access to GP services for instance do not seem to have been considered. Please reconsider.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Endres

Address: Suite 111, Atlas Business Centre Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too large and therefore out of keeping with the surroundings. The local infrastructure is insufficient especially transport, parking and amenities.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms philippa marx

Address: 88 olive road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm horrified about the nature of the planned development which is totally out of step with the current residences. It's ugly, overshadows people's homes, far too dense for the local community to absorb regarding schools, doctors etc. It also represents the greed of the developers. It also looks dangerous, being so high and dense. Infringes the privacy of local homes, affects light distribution to people's homes, represents a fire risk being so tall.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Angela Durkin

Address: 10 Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scheme is hopelessly oversized in an already crowded area. The loss of B&Q, especially to people without cars, is a serious nuisance.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Christina Bellwood

Address: Flat 1, 1 claremount road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Prefer not to see this from my window

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mia Livingstone

Address: 48 Ivy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already over crowded and bringing more cars and pollution into the area is not going to do any good especially with the global warming anyway.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Caroline Landau

Address: 3 harman close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is overbearing and overwhelming and completely out of character with the area which has low level buildings; it will spoil the skyline and is out of keeping with the surroundings.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alexander Landau

Address: 3 Harman Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of character for the area. The buildings in the area are a maximum of 3-4 stories and not higher and this would completely change the character of the area which would be detrimental to the people living there.

Also with the number of people going to live in the complex there will be some heavy traffic in an area which is heavily congested. Also the area cannot support its infrastructure for more people through the lack of

Places with schools, doctors, A&E, parks etc..

This is a cynical attempt to build an estate where there should not be one with high rise flats

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kate Watson

Address: 44 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Huge tower blocks are not in-keeping with the surrounding 1-3 storey Victorian and Edwardian structures. The recent proposal only suggest what its design might be like, and use a lot of superlatives to try and convince us. The buildings are too tall, and no amount of pretty words will change that, or the fact that they too are not in keeping with the area. And still - there's no mention of provision for social tenants or affordable homes. Nor still any proposed community outreach or consideration for the impact on local infrastructure from schools to surgeries, as well as roads and rail links. We keep objecting with reason and queries, but the proposals and appeals get steadily worse. Plus, often teh appeals are not shared with the community - this is really unethical.

1-2 bedrooms don't suggest family homes. So will all residents be commuters or young professionals? Either way - this will impact on the railway - a commute is very busy at present, or for home workers, the surrounding area - which is also, very busy at present.

There's no real provision for the community. Cricklewood fights for its identity and outside spaces, to situate such huge buildings here will - literally - overshadow the space and openness we have. Quality of life will be impacted, thanks to more people and more traffic. High towers will create wind funelling too.

I'm not averse to housing, yes, it's needed. Redeveloping the B&Q site is a great idea. But, it doesn't need to be a series of tower blocks with huge numbers of people. It could be a much lower height structure with green space. Done by planners and developers who work with the local community rather than against it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Su Fernando

Address: 16 Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In a word "HIDEOUS"!

Please look at the previous comments made by the public. Please take note of the objections. We shouldn't have to keep repeating and repeating why we don't want these humungous buildings on our doorstep.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan King

Address: 45B Mapesbury Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There will be too much overcrowding in this development. There is no reasonable Parking for the number of flats or facilities in the local area with 1100 flats being available.

It is unreasonable unfair on all the local community to have this development continue for the above stated reasons.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Claire Gamble

Address: 127 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have nothing good to say about this development. It is ugly yes, but it is so much worse than that. It isn't safe or healthy. How many thousands of extra people will be added to an already horrendously congested street without any improvements to the infrastructure. The primary schools and GPs in the area are already nearly at breaking point. There is no parking. No green space. These buildings will literally create unhealthy homes. Both for themselves and those already living in the area. I'm disgusted by the cash grab to shove so many thousands of people in somewhere whatever the cost to quality of life. Frankly I refuse to believe it has even got this far without corruption and bribery. Surely no one at the council thinks this will help Cricklewood. If this actually goes ahead then I have to assume that my council is actively criminal and has accepted bribes. It's just giant developer money trampling over local people till we barely have any access to healthcare and the road is choked with cars and fumes. AND all of this on a site where the people of Cricklewood have already suffered. Back when it was purchased by food giant, the loss of our only central green space, the council sold that project as being positive because food giant were going to build a park and a community centre. Well of course the corrupt council never held them to it and when food giant sold the site on B&Q and the other stores were never held responsible for that lapsed promise either. This was land was owned by the people of Cricklewood and the millions of pounds that have been made off of it we've seen nothing. Nothing, but a choked road and attempts to sell a slope you can barely sit on as a central town green space. If the council had any moral back bone not only would this monstrosity (and yes it is truly an ugly bad design) never

happen. That land would be returned to Cricklewood. Create a proper central garden and market square. That would bring so much to Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Olsburgh

Address: 56 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings are far too tall and are out keeping of what is in the area. They will cast large shadows over many people's homes and gardens.

In this modern day high rise living is anti social and this a greedy and opportunistic development. Keep the buildings at 6-10 levels like other developers nearby . There is simply no appropriate local infrastructure to support this number of new homes. The trains , buses and roads are already at capacity.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nathan Wood

Address: 29b Melrose Avenue Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support these plans due to the urgent need for more housing in London. If you can't build on an old carpark next to a train station where are you supposed to build new homes? I live locally and have no objection to a 25 storey tower. Better this than knocking down housing estates. The towers look fine to me. Yes I wish they'd build more council housing but this is still better than a B & Q and a car park. People need places to live.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Stella Polycarpou

Address: 38 Mora Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overcrowding, polluting, ugly high rise buildings towering over the area. My immediate thought if this happens is leave the area. It's not what my vision of Cricklewood was when I purchased there - I thought the right investment in the area would add to its appeal. This is certainly not the type of investment I envisaged.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Rebecca Blooman

Address: 40A Hendon Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic in Cricklewood is ridiculous, there is constantly issues with the drainage, flooding etc and it's a lot of fuss and trouble with build up of traffic.

More housing that is unaffordable or unattainable for people who have lived round here their whole lives.

There is no support for us to buy somewhere or even be able to rent at a price that we can afford!

I think having more roads closed, building works, roadworks, even more cars on the road & an area that will become more congested and unaffordable for everyone.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ulla Thiessen

Address: 41 St. Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is vast overdevelopment.

Minimum of 40% MUST BE SOCIAL HOUSING, even if only those units facing the railway line. 50% of the site MUST BE open space, leisure, parking, pick-up, drop-off areas, playground, landscape garden, footpaths. No building should be more than 8 floors, of a height that fire brigade can reach. Cricklewood station - will the trains continue to stop here or is the stop still being moved to Brent Cross? If trains stop here, a station building must accompany this huge new development. If not, the scheme's density must be reduced further. PLEASE REFUSE THIS TOTALLY INAPPROPRIATE SCHEME!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Val Gleave

Address: 14 Kenneth Crescent Willesden Green LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not just to lose B&Q but to get a massive, inappropriate, overwhelming monster like this is very upsetting, and not even affordable housing. This area is already full of traffic jams and crowds when not a pandemic. This is just money grabbing on a scale which will destroy the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nigar Shah

Address: 33 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Would prefer something more beneficial to the community especially our youth.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jenny Svantesson

Address: 19B RUTLAND PARK LONDON LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose to the proposal of such dramatic change to the Cricklewood skyline and for the large amount of households that will occupy the area. It will affect the already very busy area and train station in a way I don't think our area would benefit from.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Reeshi Shah

Address: 6a Langton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholeheartedly object to this development. It's not keeping with the surrounding buildings, the height is much higher than anything in this area. It's a disgrace that this is even being considered. The area is already overcrowded in terms of transport, traffic and people. The addition of these new homes cannot be supported by the local infrastructure. Brent and Barnet, please pull your fingers out!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Dennison

Address: 197 Fordwych Road London LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this Scheme fully. The scheme meets the planning policies of the area and will turn an area of desolation into opportunity for young people and families who are desperate for homes. It will also turn an area that is intimidating to an area that people can enjoy. The silent majority who need homes will be fully supportive of this scheme and I urge the planning committee to disregard the objections of self interested wealthy individuals in the locality more worried about their house asset value.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark King

Address: 17 Wotton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys is too high. Should be Max of 10 storeys. Ugly buildings, not standard of the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Melanie Wright

Address: 34 Oak Grove Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living directly opposite and already having road used as commuter rat run, increase in traffic noise and environmental pollution,

The skyline from the vast height of buildings

Cricklewood looking like a concrete jungle

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Giuseppina Solinas

Address: 0 Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:How can the existing infrastructure cater for such an increase in footfall?

Has Barnet Council conduct a feasibility study to assess the impact that such increment will have on the existing community?

If so, can this be published? I would be interested in reading it.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Caroline OShea

Address: 152 Randall Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans for the B&Q retail park are not suitable for the area. They will look completely out of place and out of keeping with the area. I also believe that we are building so many flats in the area that there will be no actual places for people to shop or socialise.

I think Barnet council should rethink the use of this land and rethink the proposed plans. Please remember we are in Cricklewood not Manhattan.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jude Wacks

Address: 23, Sherrick Green Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object as this proposed design is totally out of character with the area and will make the traffic even more horrendous than it currently is.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Moran

Address: 31 Hillside Avenue Borehamwood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size and scale of the buildings are not in keeping with the rest of the area. Not to mention adding 1100 residential units in an area already densely populated.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lesley Levenson

Address: 7 needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings are incompatible with the look and feel of the area. They are far too high and will change the nature of the neighbourhood. If passed, this will set a precedent and there will be more and more high rise buildings in the area. Cricklewood is rich in history with Victorian and Edwardian properties. I believe these buildings are unsightly and out of place in this area.

Furthermore, such high density housing cannot be accommodated in an already heavily populated area. The traffic increase alone will be catastrophic, as well as the impact on the public transport system.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Derek Forsyth

Address: 23 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is totally out of keeping with the area, it is another bland extremely tall blocks of flats and does not provide any amenities for the residents, or open space, or shopping, and overloads the already shopping in the Broadway.

It looks like almost every development now going on in the area, particularly Wembley etc., where these tall blocks are dominating the otherwise low density area,

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mohammed Javed

Address: 93 Olive Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not think high rise flats are a good idea and oppose the building of them on the site where b and q is. I think that it will look unsightly and also we have seen issues with the problems high rises can cause all over the media in recent years.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Michelle Sylvester

Address: 20 Apsley Close Harrow

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: High rises have over recent years been knocked down across Brent due to their problematic nature and unsightly appearance and replaced with low rise homes. Take Church Road, Stone Bridge as an example. The high rises currently on Claremont Road look awful and have been poorly maintained.

I oppose the building of these blocks on the site where B and Q is situated as I believe they will make the area congested, look unsightly and destroy the historical view of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Hanson

Address: 31 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not in keeping with the local area and other properties. There will be a huge strain on local resources on what is a small town community feel.

25 storeys is far too tall, and the number of different blocks is also excessive.

This development wouldn't add anything to the local residents already living in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss C Henry

Address: 29 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Have said it before and will say it again. Cricklewood Lane is already congested and causes a great deal of pollution, the increase in residents, and therefore their cars, will only add to this problem. The Thameslink is already overcrowded, again this increase in residents will cause further strain on this transport system. This is not in keeping with the local area design. An eyesore.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elizabeth Sayer

Address: 100 crewys rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This overpowering development will dominate the relatively low rise neighborhood. The pictures included show a huge group of skyscrapers totally out of keeping with the skyline of the area. The height and density of these 1100 dwellings will change the whole community. The shadows cast will fall for hundreds of metres blighting neighbouring residents. Cricklewood is already so densely populated and full of traffic this will be an absolute disaster. But as usual with a huge amount of objectors I expect Barnet will just ignore them and go ahead anyway just as you have done on Granville road and countless others streets in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rafaela Perera Hernandez

Address: 45 Hamilton RD Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal doesn't seem to have made any meaningful changes since the last application- except for the addition of new pictures. It still remains an overbearing development that is completely out of proportion and character for the area and the neighbouring surrounds. It will put considerable strain on services in the area- ie, parking, public transport and schools, will lead to even greater road congestion and change the area beyond recognition. I strongly object to this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Suzanne Crisp

Address: 12A CRICKLEWOOD BROADWAY LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too tall. We do not have the infrastructure to support this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Teresa Krajewska

Address: 5 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the strongest terms. The development will have an enormous negative impact on the immediate and neighbouring areas. It will be totally out of character with its surroundings. Public services will not be able to support it. The boulder itself will cause unprecedented road pollution as HGVs pass through main roads and residential roads. The impact will be felt on the neighbouring borough of Brent which will gain no benefit.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kamila Williamson

Address: 21A Plympton Road London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Awful architectural overbearing structure not in keeping with the area.

Overdevelopment of the already overcrowded area.

Not sufficient road infrastructure, not enough sport facilities, parks, dentists, medical centres, no new schools or nurseries..

How can you bring so many new families into an area already lacking in facilities?

Any building above 7 floors will be extremely ill fitting into an area populated by 1 floor houses.

Profit before practicality is not acceptable

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate OMalley

Address: 49 Gladstone park gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed site will have a negative impact on the area. It will impact on traffic, school admissions, pollution. Currently residents have a useful shopping area and this will be replaced by unnecessary and no doubt over priced and unaffordable flats. probably, like the horrendous flats next to the MS Society, they will be poorly designed and an eyesore in the environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Greta Hanna-Kemper

Address: 161Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Wow what an appalling plan, enormous blocks of flats, no social housing and no consideration of the impact on the local environment or infrastructure. Do you even care about the impact or just the money you'll get from the developers?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Barber

Address: 45 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these plans because they are totally out of proportion to the area and buildings around them, for miles. New housing is needed in London, but not this out of scale with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Rachael Courtney

Address: Flat 1 Newall House 112 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I am all for developing this area and like the plans for cafes/shops/play area the plans for Skyscrapers are completely out of character with area.

These will overshadow many buildings (including mine). If they are kept to a limited number of floors (6) this would be fine.

My other concern is that area usually gets a lot of drunks, drugs and homeless hanging around. How will you endure this is a safe and family friendly environment?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emma Ohare

Address: 58 Hamilton Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of this proposed development means that it is both overbearing and overwhelming. It is completely out of keeping with Cricklewood and will be seen from all the surrounding area. The size means it will put unreasonable additional stress on the local infrastructure and services and it is not even providing any social housing.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr nigel liddell

Address: 16 Anson Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are against the application. It is totally out of keeping with the area and will bring an influx of traffic - for which there is precious little parking space. If the height and foot print were significantly reduced, the project might be acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Allen

Address: 123 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height and density is too intense and out of keeping for the area. Public transport facilities will struggle to cope with the additional volume of people housed.

Shortage of education and health facilities will be exacerbated and where are all the shops.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss H Goodsell

Address: 20 Aberdeen Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the development is totally out of proportion with the locality, will block the light and destroy the character of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Emma Dreyer

Address: 39 Hamilton road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned the size and scale of this development will overwhelm the local area, with a huge negative impact on local schools, NHS services, shops and transport. This area is already over crowded and congested. Worsening congestion will make air pollution worse. I also object about the lack of social housing. I don't understand how this proposal can even be considered by the council without including social housing as a percentage of these flats.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carol Broughton

Address: 79 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too large, dense and should be scaled down. It will overshadow the surrounding area. The provision of green space and community facilities need to be made clearer.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Rockman

Address: 69a Ivy Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is not in keeping with the other buildings in the area. It will look awful and ridiculously imposing in comparison to the other buildings in the area. Basically it will be a complete eyesore and will probably put people off from moving to the area. The number of flats is also far too many and will put a major strain on schools, doctors, travel, roads and all infrastructure in the area. Will you be building more of these? I'm guessing not. The already highly congested roads, we already have pollution issues in the area, will become even worse with the volume of people you are planning to house, no doubt my train to work, already packed will become ridiculous. Overall the scale of this development is just not feasible and not wanted in Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Saskia Janssens

Address: 35 Ellesmere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development in the strongest possible terms:

- No new social housing in a neighbourhood which desperately needs social housing
- Completely out of character with the surrounding neighbourhood, In particular, I object to the enormous size of the project. It is about 5x too big and tall and should not be higher than the current building, which overwhelms the area currently.
- Density: This is an extremely densely populated area which cannot absorb another 1,100 flats
- Facilities: Adding this number of flats will exacerbate the pressure on local facilities like schools, medical facilities, libraries, green spaces, local transport, transport into London etc. I do not see any plans to not exacerbate the current, real pressure on facilities. The word "facilities" isn't mentioned in the report, nor a mention provision of any new facilities.
- Transport: Trains into London are crowded and infrequent. Getting around is slow. Without a well thought-out plan to overhaul local transport, i.e. decent cycle lanes, separated from pedestrians and cars, wider footpaths, possibly a tunnel under the A5 from Hanger Lane, the area will come to a total standstill, and will become even more polluted and more unsafe.
- Green space. No new green space in an area desperately lacking.
- Line of sight from Gladstone Park to West End and City will be obstructed. This should be included in the assessment report. Including the line of sight from Greenwich Park is not helpful for anyone living in NW London.

This development is crass, completely out of character with the local area, exacerbates pressure on facilities, and does not offer any solutions to existing pressures. This plan needs to be completely redone. Rating: F

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tomoko Ihle Murai

Address: 14 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I hope that it is still possible to consider.

The flats are too high. Not nice to see from station, and my house which is at near terrace. It is sad the strong image of Cricklewood near station is high rise flats. That field can be improved in many ways instead of that.

I imagine that it is not so nice to people who will live in that high flat as well. Majority part of flats does not have view and natural sunlight.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Alex Shannon

Address: 103a Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An absolute abomination in the Cricklewood skyline. It is absolutely not in keeping with the nearby buildings in its statue or style, and there simply isn't the infrastructure to support the proposed density of homes.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Aviva Goldschmidt

Address: 55 Brim Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is totally out of character and proportion for the area. In addition, it will worsen the already bad traffic problem around the various junctions.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Deborah Stainer

Address: 23 Lisle Court Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:None of these are social housing.

The proposed blocks are much to high rise and way to many.

This area is already overcrowded putting extra pressure on local amenities such as traffic and roads, schools, doctors, open spaces and play areas.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mashood Haque

Address: 95 Ellesmere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed design simply because the size of the tower block is disproportionate to its surroundings, this will have a severe impact on the services and a huge strain on public transport as a knock-on effect, there are no mentions of public spaces and facilities such as libraries etc that is also not good at all.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Long

Address: 2 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is Disgusting and completely ridiculous for the area and view of where anyone lives in Cricklewood.

This puts a complete mood of depression on the local community and takes away all the values and morals that we have as a community.

What about parking? Will we even be able to park our cars in the terraces again.

Will our lovely little playground be full of unwanted crowds of loud and noisy people?

Will we be able to sleep at night with the extra crowd of noise caused from many different new potential reasons.

The roads around cricklewood will be over congested and cause more road accidents.

This will push our health service over the brink which is already having our GP surgery being moved to a bus ride away. Will we even be Able to see a doctor anymore.

Will my mental and physical health be affected by this?

Will this lead to less Jobs in are local area?

Will this become a community of heavier crime with the nearest police station already being cut off all the away down to Kentish Town. Surly this will cause much more crimes and potential theft and murders with an alarming unprecedented poor police call out?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rhys Hardy

Address: 2 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of light or overshadowing

Overlooking/loss of privacy

Adequacy of parking/loading/turning - this area is overloaded already and we have substantial issues with parking violators. Given absence of parking this will worsen.

Highway safety - rate of incident already high. Adding additional will worsen this. This development cannot be supported by the single lane roads and/or the proposal to widen part of one road for a short area.

A5 is congested and Cricklewood Lane. Traffic generation will be unacceptable. We have the A406 and M1 coming into the area already from staples corner and the A41. Further traffic will cause delay, I am a consultant and find travelling in / out of the area is already congested beyond belief.

Noise and disturbance resulting from use - they are very close, one street away, behind the railway terraces.

Hazardous materials - a large scale development of this size so close to home is a concern.

Building materials and specifications may be acceptable now, however all building materials have hazardous properties.

Loss of trees / nature - proposal of fake nature unacceptable.

Effect on listed building and conservation area - railway terraces are historic in nature. This is not in tune with the locality

Layout and density of building - extreme scale of buildings proposed considering the locality. The density is immense. We already have issues in this area with infrastructure.

Design, appearance and materials - modern, large scale, clad and not in tune with the area.

Impact to community, current use of GP, Pound Stretcher, B&Q regular. Loss of critical services.

Relocation of health services is frankly unacceptable, considering the large development additional health services are required not removal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Long

Address: 2 needham terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is Disgusting and completely ridiculous for the area and view of where anyone lives in Cricklewood.

This puts a complete mood of depression on the local community and takes away all the values and morals that we have as a community.

What about parking? Will we even be able to park our cars in the terraces again.

Will our lovely little playground be full of unwanted crowds of loud and noisy people?

Will we be able to sleep at night with the extra crowd of noise caused from many different new potential reasons.

The roads around crickelwood will be over congested and cause more road accidents.

This will push our health service over the brink which is already having our GP surgery being moved to a bus ride away. Will we even be Able to see a doctor anymore.

Will my mental and physical health be affected by this?

Will this lead to less Jobs in are local area?

Will this become a community of heavier crime with the nearest police station already being cut off all the away down to Kentish Town. Surly this will cause much more crimes and potential theft and murders with an alarming unprecedented poor police call out?

How much higher is the risk of fire bursting into flames after greenfeld?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Green

Address: 57 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I know I will probably be the only one of thousands of people who have commented who actually support the scheme.

I do think that we need new housing in London and I can't stand these NIMBYs who want it somewhere else or who dream that it can be "in keeping with the local area" as if we all think like that new homes won't ever be built.

Having said that I have two concerns:

1. We do need to seriously ensure that this scheme does not impact the already congested roads around cricklewood. I wonder if the developer can pay for some additional road improvements such as widening the road under the bridge in cricklewood lane. I know that's a hard one but something does need to be done about the congestion.
2. A parochial comment but I will REALLY miss b&q there. I am sure that the developers will point to other builders merchants in the area but b&q offers quite a different offering and I am so close to it. As a landlord and property manager I go there on almost a daily basis.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Philip Alexander

Address: 136 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of keeping with the low-rise nature of all the surrounding streets. There is already a shortage of local school places, with no plans for a school included in the application. The area is already heavily congested, and this will add massive traffic and pollution. The development is right next to the border with Brent, which will carry the burden of extra school demand and pollution without extra revenues.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Dunne

Address: 8 Convent Court Roscommon Town Roscommon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was born and bred in Cricklewood and am shocked that high rise buildings are being considered to be built in the area. Everyone knows such buildings are a scar on the landscape, even in an urban area like Cricklewood. These buildings are out of character, health & safety hazards, cause social problems and are an easy target for terrorists who like to target places that can result in high fatalities. Such eyesores will cast a shadow on people for a lifetime, if the Nazis ruled the World today or England, this would be their concentration camps!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sammie Napolis

Address: 3a harman close Nw22EA London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good for businesses in Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Vonn O Conn

Address: 47 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the area. There are no other buildings this tall within the vicinity. Or of similar ilk. The skyline will be destroyed.

How is the local area and facilities going to cope with all the additional people and families.

Parking in the local area. Schools. Public transport.

It's a disgrace and should not have been permitted to get this far.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Tanya Cole

Address: 119a Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't mind housing or high rise blocks but this like the council are building as much as possible for the cheapest possible price. No consideration or thought given to design and aesthetics. It looks like a slum or a 1970's estate plonked at the edge of the borough to solve a problem. No thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sapna Chadha

Address: 34 Blenheim gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I am against this development in the B&Q site in Cricklewood for the following reasons. Over-development (too many units) and scale far too tall and obtrusive.

There is no reason why the density allowed for the B&Q site should be higher than that approved last year for the adjoining Co-op site. Even applying the approved density pro-rata would only allow a maximum of 755 units on the B&Q site rather than 1007 as suggested by Barnet or 1100 proposed by Montreaux. A new scheme should be designed that is more in keeping with the character and scale of Cricklewood, with blocks no more than 9 storeys high, regardless of whether the total units it includes reaches a total of 755 units.

The height issue in Barnet's own 2019 Tall Buildings Update clearly recommends a maximum height of 14 storeys for Cricklewood. That document makes a clear distinction between Cricklewood and Brent Cross where taller buildings are considered acceptable. And the Barnet Recommendation Report for the adjoining Co-op site opined that the 9 storey tower "would represent an appropriate height barometer for future development of the neighbouring site".

Barnet classify buildings more than 8 storeys as Tall Buildings, and buildings more than 14 storeys as Very Tall Buildings. All four parcels of buildings proposed are therefore Very Tall Buildings. I do

not agree with the tallest building, whatever its height, being on the Cricklewood Lane frontage - a lower building in front would lessen its impact. I do not believe in the gateway or waymark building concept - I think that is just an excuse for a very tall tower. The wireline illustrations in the application seem to me to show just how big the proposed buildings would be - the massing from the Cricklewood Lane/Claremont Road junction is truly shocking.

Barnet must listen to public opinion & tell Montreaux to redesign this proposal. It would be terrible to allow an outline permission to permit Montreaux, or others this kind of over-development

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Giulia Dangeli

Address: Flat 27 chartwell court 151 brook road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another set of high rise buildings? In that area? Please stop. We need trees not buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Ghezelbash

Address: 85b Anson road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a nearby resident. I object to this planning application.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ann Fine

Address: 273a Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A high rise development of such extreme height will be very out of character. The supporting social infrastructure is insufficient. Would clearly need lots more doctors and schools in the area and better public transport to support it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Redston

Address: 22 Kenneth Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The scheme is still inappropriate and an overdevelopment. Trying to cram as many flats onto a small site in the interests of out of town (Slough) developer profit and Barnet's desire from revenue based on the size of the development. They are cramming into this corner of the Borough because the nice middle class people in the detached Barnet housing won't be too inconvenienced as it is on the border of Brent and Camden. The ludicrously overhyped words in the developer's latest submission is just lies and spin written by an advertising copywriter. They have just strung any old words together. This is a travesty masquerading as a benefit. The site should be populated by simple streets with three storey housing/gardens and a few five storey flats/marionettes. Withdraw this cynical application immediately and pass the site to someone who has community values and is prepared to work locally to get the right formula.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anita Friend

Address: 81 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Looking at the plans, this development would be a total eyesore and not in keeping with the rest of the architecture. It would also lead to more dense traffic in an area where traffic is already a huge issue.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dhiresh Dave

Address: 98F Fordwych Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Cricklewood resident the proposed development would result in overcrowding, excessive traffic and congestion in an already densely populated and congested area with horrendous traffic. In addition the works would cause significant disruption and noise pollution for an extended period.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Janice Silvert

Address: 24 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This proposed development is far far too dense a development in an area already suffering from congestion. This part of London not normally associated with New York style high rise buildings.

The already busy Edgware Road and surrounding streets will be turned into a virtual car park due to the massive congestion from all the new crowded new areas. This promises to be the most over crowded area, Cricklewood given a few years! If this goes ahead in its huge plan.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Hannah Gelbart

Address: Flat 4 99 Priory Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ugly high rises will decrease quality of life

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Danielle Keinan

Address: 23 Farm Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is far far too dense a development in an area already suffering from congestion. This part of London not normally associated with New York style high rise buildings.

The already busy Edgware Road and surrounding streets will be turned into a virtual car park due to the massive congestion from all the new crowded new areas. This promises to be the most over crowded area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip Silvert

Address: 24 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is a massive over development of this site which is already suffering from congestion. This part of London does not suit these tall high rises which promise to be the same as the horrendous type of build which have now been pulled down from the 1960's building schemes which were not successful for anyone living there with massive problems for residents.

The already busy Edgware Road and surrounding streets will be turned into a virtual car park due to the massive congestion from all the new crowded new areas. This promises to be the most over crowded area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Elliot Jebreel

Address: Willesden Green Willesden Green

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is completely out of character for the area, there are no comparable buildings and will thus completely change the nature of the surrounding space.

Furthermore the A5/Cricklewood Broadway junction that this development would overlook is already a massive chokepoint for traffic of all sorts - pedestrian, car, bus etc. This development will only make this worse. As a daily commuter through the area I despair at how much worse this development will make things.

I'm also disappointed with the severe lack of social housing planned in a development with over 1000 units.

There is no evidence to suggest that the local transport links can cope with the added pressures this development would bring.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sorcha Craven Heffernan

Address: 62A cranhurst road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will completely ruin cricklewood - not to mention the influx of people to the area making the Broadway busier with more traffic!!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nadine Gordon

Address: 148 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are far too many flats being erected in the area. There is not the infrastructure to support it. Doctors surgeries and Dentists are already bulging with waiting lists that are out of control. Traffic is already horrendous and will get worse. It's starting To be like an overcrowded slum here. Just look at the flats that were already erected! Enough already!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Regan Andrew

Address: 3 Midland Tce London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this development during the previous round of consultation and continue to do so.

I am also unhappy that this period of consultation is open so briefly and we have received zero communications about it. You have the contact details of people from the first round; why weren't we contacted to advise that further consultation was being undertaken?

The buildings are far too large for this area. We simply do not have the public transport available to be able to support such a large influx of people. Our buses are already often at capacity and ThamesLink does not run as frequently as the tube.

Also the towers are far too tall - even the council plan stipulated that towers of this height would not be built in this area. The recent renderings have also shown that the development will be an eye sore, as the designs are frankly, ugly. They are a collection of grotesque behemoths that will loom over their Victorian and Edwardian neighbours and cast shade upon thousands of residents. They're completely inappropriate for this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr john Rock

Address: Greenfield Gardens Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is not only out of keeping with the local area, it will bring further strain to the local infrastructure including road, rail, public services and will cause congestion and pollution.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Bourne

Address: 5 Aylestone Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is so problematic I don't even know where to start. I'm going to list just a few issues that I hope will be considered.

My main overriding concern is that the proposal is far too high density for an area already struggling with infrastructure and transport.

Tower blocks create a poor urban environment - wind tunnels, shadows, poor safety. Cricklewood already lacks healthy green space and this over-development will exacerbate the poor air quality and environment.

The transport study does nothing to resolve any of the existing infrastructure issues: there will be no more trains, no more buses, no more road space or pavement space for the new residents.

Even car-free flats will use taxis, delivery services which will add to the already congested roads.

The loss of parking spaces on site will further damage the local retail economy. Not everyone or every journey is suitable for a bike.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jill Entwistle

Address: 129 Churchill Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already over populated to add buildings of 25 floors is too much. We have so many blocks being put up in the area, adding more traffic, noise pollution and strain on already broken public services.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stuart Borrie

Address: 10 Asmara Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

The proposed new buildings are very large, with the tower to the south side of the development being particularly tall. In my opinion, the proposals are imposing and unsympathetic in scale to the existing residential and commercial buildings in the area, and those likely to be built in the future, especially having regard to height. Please do not approve this planning application as it currently stands.

The redevelopment of this site offers an enormous opportunity for a long-standing improvement to Cricklewood, for the benefit of everyone in the community. If the size and height can be made to fit much better, the redevelopment could be helpful to re-energise the nearby shopping area, attracting inwards investment. Some open space could help with this, if possible.

Regards

Stuart Borrie

10 Asmara Road
London

21st May 2021

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Colin Hurst

Address: 162 Hanover Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: High rise buildings would be out of character for the area. Also losing B&Q would be a great loss to the local community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Rajarshi Bhattacharya

Address: 140 The Vale London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These highrises with increased number of residents will put a pressure on the already busy roads here which are always choking. Besides they will be an eyesore in the area which does not have any council estate highrises or private residential highrises.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Fiona Ogden

Address: 91 Sudbury heights avenue Greenford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrosity. It's not in keeping with the local area, not providing social housing, not helping the local infrastructure, not encouraging sustainable living, and strongly objected to with very reasonable cause by local residents. How anyone could allow this though, with so many flaws in the plans as have already been pointed out, I do not know.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Genevieve Burnell

Address: 10 Grove Crescent Colindale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development. They are shortsighted in terms of the pressure on local roads, facilities, parking, traffic pollution and the stress of high density living.

This build will block out sunlight for existing residents and increase the pressure on the public transport system. You really think only 88 extra people will use the train each morning to commute? Or that new residents won't park on neighbouring streets?

This development isn't just big, it's huge. Cramming people into small spaces with no thought of the impact of long term mental health and the needs of children.

The Edgware Road is already an extremely congested road. It only takes one accident along the route to throw the rest of the traffic out. Factoring in all the lorries and trucks and tradespeople who will be using the roads while the development would be constructed on top of all the other existing traffic is just insane.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip Lynch

Address: 45 Larch Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is 1) Unacceptably high 2) Completely jars with the character of the area. 3) Does not have enough community space. 4) It's design and cheap look and materials do not elevate the area but diminish the area. 5) Overcrowds the site. 6) Over bearing in nature 7) Ignores local design policy. 8) Does not create a safe environment for children who will reside there.

Barnet council and planning committee have a duty of care for the area and should dismiss this abomination out of hand.

Thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs stefanie Parker

Address: 9 Paddock Road Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:the location right now is an eyesore, it is run down and ugly, anything new would be an improvement to the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Callum Johnston

Address: 48 Keyes road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Wendy Noble

Address: 2A Leith Close Kingsbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will further destroy the community. The development is of far too high a density for this area. The height of the buildings is not in-keeping with the surrounding area and will be another blight on the landscape. The infrastructure in this area is already poor and by furthering the overcrowding, this development will exacerbate this problem. No one wants more tower blocks and high density living in this area. The Edgware Road is already a parking lot, the trains are already overcrowded and there are insufficient schools, hospitals, GPs, police, firefighters and other amenities to support this badly thought out and unwanted development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms S Burton

Address: 45 St. Gabriels Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is out of keeping with the surroundings and visually offensive.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sameer Pethe

Address: 75 Teignmouth Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support redevelopment, but this project will have several negative impacts that need to be considered:

1. Pressure on roads. The roads nearby (Cricklewood Lane, Cricklewood Broadway) are already extremely busy
2. Impact on public transport
3. Availability of GP, schools etc.

I would like these issues to be probed and impact assessed by independent and competent experts before a decision is made.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Francesca Shah

Address: 104a mora road Nw2 6te

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please no! This is out of keeping with surrounding area, existing infrastructure (rail, pathways, road and bus network) is not designed to support this level of growth in neighbourhood. Cricklewood is a friendly neighbourhood of residential property and shops, this build is too large to be a positive addition to the community. I am all for improved housing on Cricklewood's industrial sites but something this large is too much and will generate a transient community of obscenely large buildings like collindale. Better and smaller idea please!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms claire hewitt

Address: 4A Coverdale Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The number of people to be crammed in this development will overburden services and the highest block will completely distort the area. Barnet would never propose this in its more salubrious sections. I also feel that the density of this proposal could lead to social problems. It reflects the thinking of this Conservative council that it will flout the aesthetic considerations conceded to its more affluent residents. It's outrageous and divisive.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Glynis Rudge

Address: 133 Cricklewood Lane Child's Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This has got to be the worst planning application I have seen. It is completely out of keeping with the local area and makes no provision for parking or green space, both of which are badly needed in Cricklewood. The infrastructure around Cricklewood will just not cope with such an intense build. We are already suffering from flooding because the area is over crowded. The doctors, schools and clinics are over stretched and no provision is ever made for these. None of this will be social housing and the properties will be over priced and unaffordable, meaning that they will be purchased by people not living in or moving to the area and will be rented out at extortionately high rents. Get rid of the high rise flats, make provision for decent housing low level, ensure there is parking so the high street does not suffer, and also make provision for the retail outlets there which are badly needed. Not everyone can travel by public transport or cycle some do need cars/vans to enable them to get to work, shop comfortably and get their purchases home. We need sensible planning for the area not monstrosities completely out of keeping. We also need the high street, no more high streets should suffer because of lack of trade.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Freddie Fulton

Address: 141 Walm Lane Flat 3 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: There are a huge number of objections which have been raised against this densely packed new living environment. I hope they will not be dismissed. We were fully aware of the "elegance" of the 25-storey tower, and have no desire for such a "landmark" despite its "generous" top?

There are simply no more facilities available for over a thousand new residents. Traffic is already at a standstill and local facilities are overwhelmed. These new slums are not required and will be a significant blight on the environment, and will significantly lower the living standards of surrounding residents. High-rise blocks do not suit the local area at all, and will over-stretch resources at a time when they are particularly scarce.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Benbow

Address: 5 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object with the following reasons: traffic congestion, air and noise pollution, disruption of living experience in Cricklewood, the density of the development and the lack of thought in terms of the architecture being in keeping with the area, and existing buildings.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Yane Christensen

Address: 44 Mulgrave Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is completely out of keeping with the Victorian surroundings and way too overbearing. It will dominate all views.

The traffic in the area is already appalling, you can not seriously want to add to this?

As a local, I strongly object to this development. It just comes across as greedy.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Josephine Barrett

Address: 239 cricklewood Broadway London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not think the infrastructure in cricklewood can cope with anymore people moving into the area.

Roads

Schools

Doctors

Hospitals

Dentist

You need more of the above list

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr P Burton

Address: 45 St Gabriels Road London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed scheme is hugely out of keeping with the housing in the area of Cricklewood NW2. The density and amount of housing proposed is completely inappropriate. The tower blocks proposed will completely overwhelm the area. The skyline will dominate the local housing and the density of new residents will mean that all local services and local traffic will be completely overwhelmed.

Please ask the Property Developers to submit a new scheme that proposes housing in the same style and character as the current housing in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fadi Salaam

Address: 2 St. Pauls Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed planning will decimate the layout of the area due to the high rise buildings proposed creating an urban city scape within a housing area.

1. It is out of character of the rest of the area that is made of houses and low rise buildings, changing the suburban nature of the area into a city like area. Making the area look like a hotchpotch of buildings with no harmony or taste.
2. It will create a lot of pressure on public services, congestion, pollution, a large increase of cars on single lane roads and on an already highly congested junction.
3. It will block the light and open view for the houses in the area

It would be great to have a development that is in harmony with the character of the area not a 25 and 18 and 10 storey monsters. That will be terrible.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Claude Paillet

Address: 29a Larch Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think that anymore building/ accommodations can be provided at the moment around Cricklewood as we do not have, parking, school or health services available for the already existing population.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr CLAYTON MAXWELL

Address: 8A CRICKLEWOOD BROADWAY LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absurd and no need to be erecting such tall buildings which will look totally out of place with the rest of the area. We already have enough new tall buildings like the ones on the A5 heading towards Staples Corner half of which are EMPTY. Colindale is full of those new build apartments which are also mostly EMPTY. We don't want our lovely Cricklewood to look like Wembley which has become an ugly concrete jungle!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Igor Berezovskyy

Address: 56 Galsworthy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object, the reasons were listed in the petition to council a while ago and many letters written by at least 2 organizations representing Barnet and neighbouring communities. Money should not decide everything. There are spaces for high rise blocks in other areas, zones 5 and 6. There are small towns which would benefit from influx of people, including those on supported housing list. However, there is not profit in it, thus we have a continuing threat of this monstrosity (both in image and effect it would have on the neighbourhood) being pushed on us. There is nothing to justify such height and density but a quick buck to be made by developers. Even if they build a school, a surgery, a hospital and an extra train station it would not solve the problem. This development is grossly misplaced, move it to zone 6 if necessary.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Elena McClelland

Address: 45 Teignmouth Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Gross misuse of land, domineering, overpopulation of the sky line. Absolutely nothing in the vicinity is similar to what is being proposed, no precedence has been set. High volume of proposed residence, no extra infrastructure proposed. Schools and doctors surgeries are already at breaking point. Increase in crime in overpopulated areas in a rapidly declining police presence. It's unsafe, unwanted and has no place in this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sam Bowie

Address: 21a Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm not opposed to redeveloping this area, but this proposal is monstrous. It's based purely on greed. High-rise tower blocks are totally out of keeping with the rest of the area. Even more traffic, air pollution and noise pollution will be created (the developers are surely aware of how incredibly busy the roads around this area already are?). Strained public services will be strained even further. Any new development should be greener and much smaller.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Graham Durham

Address: 89 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to object to this proposal. As a resident of Cricklewood for over 40 years this is the most damaging planning application ever to be made in the area.

The scheme is completely out of scale with the surrounding streets and buildings and will destroy the historic nature of Cricklewood with tower blocks dominating the entire town and surrounding residential streets.

If the ambition is to make Cricklewood devoid of character the scheme could not be better designed.

There is little or no mention of social housing which is desperately needed in the area. Any Council with responsibility for 'levelling up' should ensure social housing provision forms the majority of any development.

Car parking is already at a premium throughout the Cricklewood area in Barnet, Camden and Brent but no proposals for this seem to meet the demand

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sara Thompson

Address: 34 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is unbelievably unsuitable for the middle Cricklewood. The tallest buildings in the neighbourhood are The Crown and Ashford Court. The monstrous buildings on the plan aren't remotely in keeping with the surrounding area and will be a massive eyesore for all of us living in the area. I have lived in Cricklewood for 34 years and the thought of these huge buildings blighting the landscape fill me with horror.

The traffic is horrendous along Cricklewood Broadway at the best of times and with the additional load this site will create, together with already overstretched doctors, schools etc is really unacceptable. I understand the need for more housing but surely something more sympathetic with the surrounding area could be designed!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jamie Kermisch

Address: 32 Mapesbury Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to this development as planned and designed. It is a shockingly oversized and will create a huge eyesore for the whole area. Height of towers has no precedent or similar development in the area and is far far too high, and out of keeping with all the characteristics of our boroughs. This whole development will put a huge strains on all the community resources, pollution, parking, transportation, crime, local health and public resources and utilities. This will be even worse during the years of building it also. The area is already a disaster for congestion today, let alone if this goes ahead. This development will invite even more problems we don't need. Yes, we do need this area developed in general but not like this. The majority of this area should be left as green space, with low height housing (3-5 stories max) tastefully added. Simply, there is absolutely nothing I see to like about the design or scale or impact of this development. Reject it please.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Theresa Musgrove

Address: 126 Squires Lane Finchley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the latest of a series of totally inappropriate mass developments being imposed on what are of course Labour wards. If these plans were being suggested for a Tory ward, would there be opposition from Tory councillors? Of course there would.

Quite obviously this plan is a gross example of overdevelopment: the size and style are obscenely out of character for the surrounding area. Introducing 1100 new units into an area which is already with inadequate health care provision would be catastrophic, and the burden on local schools equally so. The increase in traffic in an already congested area with poor air quality will add to poor health outcomes, as well as severely increase traffic problems.

This proposal also flies in the face of local housing need: what we need are more social housing units, and more family houses. We are being denied these because the development lobby in Barnet is now deeply embedded within the council, and works entirely to push profit driven development, at the cost of serving the local community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susie Diamond

Address: 16 Gratton terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have seen the latest images provided and they have not done anything to change my original objection (please refer to this for full details). Cricklewood is a relatively low rise community with only a few taller buildings and none reaching the 20+ storeys proposed for this development. I am all in favour of new affordable homes being developed, but the density and height of this scheme is out of keeping with our neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pamela Frazer

Address: 124 Fordwych Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This urban design study contains so many fatuous statements about the so called benefits of the design. This proposal is a huge overdevelopment of an area with already overstretched infrastructure, in terms of roads, public transport, schools, medical facilities and essential shops. Some of the key sight lines from within the borough of Camden have been omitted, which would show up what an oversized and inappropriate feature on the landscape this development would be. One can imagine that this will be another overcrowded slum of the future with insufficient amenities for the vast number new residents. The fact that this is situated on the edge of the borough of Barnet, impacting the residents of Brent and Camden probably more than those in Barnet means that Barnet Council gets all the income but none of the problems and negative impact. Also B&Q is a valuable retail resource for the area, this will be lost. In summary, this development is too tall, an ugly overdevelopment of the space and inappropriate for the neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sharon Ahern

Address: 23A Furness Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comment: 1. Tall tower blocks bring social problems unless of course they are so expensive that ordinary people can't afford them.
2. They are ugly and they are not made for city living which means there's nowhere to put a bicycle or hang washing for example.
3. How many more cars will there be and where are they going to go?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Leah Yugin

Address: 2 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems that Barnet Council has not taken on board (since a year ago) the comments residents have made. Instead we get Excel spread sheets and pie charts (in glossy colours) that are meaningless to peoples' actual lived experiences in the area.

The intersection of the A5, A407, the mainline rail and Claremont road is already a pedestrian and motoring nightmare. I wonder if anybody from the council has actually walked these roads. You cannot socially distance safely!

Fumes from idling cars stuck in traffic make it unsafe for pedestrians. There are several schools in the area. Do we really want the children to walk to schools, or Cricklewood Station or bus stops in this atmosphere?

For months, A407 has been a one way route which buses have had to negotiate and has impacted the journey for public transport passengers. I don't recall the council notifying us of the delays and how long it would last

What people living in the area want to know is:

- how long this build will take?
- how many roads will be closed and for how long?
- how many units are for sale to landlords?
- how many units for council/social housing?
- a comparison of heights of various buildings currently in the area and what is being planned?
- a comparison of current population density and post build density

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sophia Marazzi

Address: Flat 6 Avenue Court Farm Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development would be a huge eye-sore. High-rise tower blocks are totally out of keeping with the rest of the area.

My main concern is with how busy this part of Cricklewood already is, and this would encourage more traffic, air pollution and noise pollution. Are the planners familiar with the area? Do they realise how congested it gets, and the back log of traffic it creates? This is not the place for such a huge development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maggie Groome

Address: 31 Marnham Ave Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live on Westcroft estate just over the road from this proposed building. I've lived here my whole life, my mum is 78 and was born on this estate and lives here with me.

This building has no place in Cricklewood, it would be out of place, take the character away from the area, and make it dark and overshadowed.

We need shops in Cricklewood to make this back into the bustling shopping street and Broadway it used to be.

I have 4 children and I want them to remember Cricklewood as the friendly little shopping street it once was, not a built up concrete jungle.

I am a home owner too, and I would sooner lose money on the value of my home and keep Cricklewood as a community, rather than gain a few thousand on its worth, but have the place I live and love turned into a place overrun with towers, too many people and not enough space, and what happens when you have more people and less space, you build up, so this would just be the start of towers forming everywhere.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth Barker

Address: 29 Oaklands rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please do not allow this development, ridiculous, already too much traffic, not in keeping with neighbourhood. Too high and too dense

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs JANE SCOTT

Address: 1 MEREDITH AVENUE LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the proportions and scale of this proposed development are totally out of character for the neighbourhood. The buildings are too tall, and the environmental effect of this huge development on the area will be a disaster. cricklewood lane/Broadway is already congested with traffic and is a busy bus route. the impact of this density of development is going to be appalling. Barnet seems to be developing along its borders with Brent and Camden, and ensuring its wealthy Tory base , in Finchley and the other side of the borough are unaffected by these monstrous out of scale developments. Living in low rise Brent housing we feel totally overlooked and victimised by this. i note there is to be some C3 housing which is good, but but only 1100 of the units. the majority will be bought as buy to let by investors from here and abroad and it will do nothing to enhance Cricklewood . where are the additional GP surgeries, the urgent care centre having already fallen as a casualty of the Barnet development. where are the additional school places? i suppose your wealthy investors will not actually live there so have no interest in these social aspects.i strongly disapprove of Barnet foisting this huge , out of Proportion development on those of us who live close by , but in Brent. the traffic will be totally impossible to cope with, the closure of Cricklewood lane for months on end has been a tatse of that.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Naomi Games

Address: 94 Fordwych rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys is way too high. And ugly

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jan Haider

Address: 5 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed demolition of buildings and shops at Cricklewood. As a long term resident of the area I and other residents need B and Q, Poundstretcher, the Coop, the Asian supermarket and other shops in the area. WE DO NOT NEED high rise buildings. Please listen to what local residents want. You are there to serve us. I am quite sure there are many other residents who are no confident to object who also agree- WE DO NOT WANT HIGH RISE BUILDINGS. They are intimidating. We need the existing shops.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip Silvert

Address: 24 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is a massive over development of this site which is already suffering from congestion. This part of London does not suit these tall high rises which promise to be the same as the horrendous type of build which have now been pulled down from the 1960's building schemes which were not successful for anyone living there with massive problems for residents.

The already busy Edgware Road and surrounding streets will be turned into a virtual car park due to the massive congestion from all the new crowded new areas. This promises to be the most over crowded area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gina Cohen

Address: 3 wren avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally object

1100 units?

Traffic is a nightmare round there - we don't need more congestion around there. Absolutely ludicrous!

It's way to tall

Plans are ugly too

Reject

Reject

Reject

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Yugin

Address: 2 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposals for the following reasons:

1. The buildings are much too high and not in keeping with surrounding buildings. Nothing in the area matches them for height; and they look ugly.
2. The traffic is already very congested in Cricklewood Broadway, Cricklewood Lane and the surrounding streets. More residents mean more cars and so even more congestion and an increase in pollution, which is already obvious to anyone who walks in the area.
3. I can't see any social/affordable housing in the plans. In a relatively poor area, surely this is a pre-requisite?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Vas Proud

Address: 61 Dartmouth Road Flat 2 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposals for the following reasons:

1. The buildings are far too high and not in keeping with surroundings. Nothing in the area matches them for height; and they look ugly.

2. The traffic is already very congested in Cricklewood Broadway, Cricklewood Lane and the surrounding streets. More residents mean more cars and so even more congestion and an increase in pollution.

Traffic Levels: the junction at Cricklewood Lane and the A5 is already often unable to handle the volume of traffic, as is the wider area in general.

Design & Appearance: nothing in the area comes close to the size, bulk and footprint of these proposed buildings. They are rather inappropriate for the area, damaging the character of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jenny Reeve

Address: 25 Chartwell court Brook road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings proposed, with the height and dominance as displayed will disproportionately affect the character of the area. They will dominate the skyline, create a very long shadow over a large number of cricklewood.

The pavements and walkways of cricklewood are poor, and are not sufficient to cope with the foot traffic as it stands today. The addition of 1,800 flats can only create even greater pressure increase the risk of accidents as people spill onto the road, and push and shove to get by.

The estimation of that only 88 residents will use the rover ground train service into central London is laughable. The marketing will undoubtedly promote the close rail links. It is utterly ridiculous to imply that the other 1700 residents will remain local or reverse commute to Bedford or St Albans. The jobs are in central London. People will not walk to the tube stations that are 10-15 mins walk away down a busy road. They will use the most convenient station.

I utterly object to such a huge development

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Amber Beattie

Address: 14 STRODE ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You are building this massive block without any thought as to how you are going to sustain the incredible amount of people that will live there.

There are hardly any social housing flats and hardly any affordable flats and most importantly, it's going to congest the area and ruin many many people's view. Gardens which were previously sunny are going to be loomed over by these overbearing flats and I think if this was happening to you outside your house you would say the exact same thing.

You are only thinking of the money you will get and not at all of how you are affecting this neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mary Coyne

Address: 6 Oswald Terrace Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Cricklewood is too busy with all of these new flats to many people.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Pamela Brown-Peterside

Address: 7A Southview Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys?? Are you serious? Bldgs of this height will alter the landscape dramatically & in a very negative way...How many storeys is the highest bldg in Cricklewood at the moment?? Please re-consider this plan.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Clare Sunderland

Address: 36 Agamemnon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A dreadful scheme. Completely out of character and scale with local area. What sort of living conditions for the people unfortunate enough to have to live there? And what a blight for those living in the area already, to have to be overshadowed by these monstrous tower blocks. There looks to be no aesthetic, practical or social merit or benefit in the design of this scheme.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Wells

Address: 5 Thorverton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This level of development is inappropriate for the community of Cricklewood. The thought of 25 story buildings within Cricklewood is abhorrent and invasive to all of us who live around the site. It feels like an unnecessary addition and insensitive on so many levels.

Cricklewood already struggles daily with congested traffic. Where will people park, go to school, see a GP. The strain will be too much. It is hugely upsetting.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carmen Walshe

Address: 12 Fordwych Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overcrowding; filth; impossible already to get a GP appointment; schools; transport etc cannot cope as things stand. Pollution is a killer - it is a big risk living in London.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jennie Arthur

Address: 121 Bow Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Completely out of keeping with the rest of the local area.

Poor traffic/cycling assessments. Poor for the environment. What else do you need to reject this rubbish.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Gelber

Address: 18 Clorane gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is not in keeping with the area and will put too much of a strain on various public amenities such as school and hospitals. Unless the proposed community space is a school, a hospital, a police station

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Danielle Snaith

Address: 28 Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I take this opportunity to reiterate all of my previous objections. As a neighbour to this scheme, I strongly object. The new plans and poetic descriptions do nothing to change the reality of a proposed development which is not in any way inkeeping with the neighbourhood in terms of height, massing or available amenities (transport and otherwise). The transport plan does not address the issues for pedestrians (how will they pass under train bridge with barriers making the pavement even narrower?) cyclists (acknowledging that the junctions are not suited to cyclists and the air is already at worrying levels of pollution for cyclists) or rail commuters (massively underestimating the level of use from the 1100 apartments). The development with its height and massing in an otherwise 2/3 storey neighbourhood will be an eyesore, overburdening the already stretched amenities and in no way an enhancement to the community. I am genuinely astonished that only a further two week consultation period has been permitted but hope that the objections numbering over one thousand from the previous consultation will all still stand and be taken into consideration.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Terry

Address: 2 Dawlish Road Willesden Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings will be completely out of place and fundamentally change the entire neighbourhood for miles for the worse

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Soodabeh Balali

Address: 88 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to strongly object to the construction of high rise buildings in an already populated area with narrow roads at the above address. 25 story building is extremely high. It also creates a shortage of education provision, health provision and causes extra environmental pollution.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Radford

Address: 20 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: One only has to look at the aerial view of the proposed development to see that its size and scale is totally out of keeping with the neighbouring area including the Railway Terraces. If approved the development is going to ruin the local area. It is just about cramming in as many properties as possible and as high as possible for the developers to make the maximum amount of money! They don't give a damn about our quality of life or preserving the nature and character of the Cricklewood community.

The proposed development is far too big and far too high. It is a disgrace that it contains no social housing. And it will be a disgrace if Council approve the develop. Please, please, please reject the planning application.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs E Tomkins

Address: 44 Kingswood Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dense residential housing is known to fail the occupants in terms of security, quality of life, level of noise, lack of access to external play areas for children, loneliness for the single and elderly and so on. These areas become ghettos in many cases .. places where members of the public fear to go because of gangs. There is a sense of fear, of sinister goings on, and criminal activity thrives. Any residential housing, particularly social housing, which is not going to suffer from these afflictions, must be low density, in low blocks not exceeding 4 floors, with plenty of free and accessible green space and richly mixed with commerce and private homes. Your proposal is doomed to failure and to blighting the city.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Kostas Siotos

Address: Flat 2, 64 Cranhurst Road, London NW2 4LP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is asphyxiating from the heavy traffic. Were all these new residents will drive, park, walk? You add flats over flats instead of green. The proposed developments overbearing, overwhelming, out of keeping with Cricklewood. will negatively impact not just the life or existing residents but even these new ones you hope to attract.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Frederico Ribeiro

Address: 10 Hocroft Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is completely out of line with its surroundings. It's crammed in and will undoubtedly add significant chaos to an already busy part of Barnet. Projects with the sole benefit of maximising profitability at the expense of local communities have no place here.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Stephens

Address: 13a Cranhurst Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrosity. The housing density is too high to be a healthy living environment. This will increase crime and antisocial behaviour on a major scale. Cricklewood High Street is too narrow for safe pedestrian traffic as it is and cannot facilitate a project of this size. This area suffers some of the worst air pollution in London, currently illegal, and the concrete dust, exhaust fumes and particulate matter will present an even greater health risk than we have. 25 people die in London per day from air pollution!

This is an unsustainable development that puts profit above people's health and well-being.

I OBJECT

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Deirdre Singer

Address: 67 Tanfield avenue Neasden London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It'll ruin Cricklewood it's too over powering. To high.

We still need the walk in Medical centre. It's been a life life for me and others.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dan Coppel

Address: 7 Harman Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scheme is overbearing and wholly out of keeping with the local area. The developer's flowery description of the architectural "benefits" is laughable. The only thing that will be "crowned" "enhanced" and "complimented" is their financial returns. Cricklewood's population density is already too high.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sofia Prisco

Address: 11 hersant close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just awful. This would make cricklewood like wembley. Somewhere I avoid at all costs. Please please reject this plan. Those massive skyscrapers do not fit in with the surrounding areas and history says they are not nice places to live.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Danny Kessler

Address: 25 Ranulf Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed scheme is overbearing and wholly out of place in the street scene. It is disproportionate to the entire area and would be an eye sore from most local view points.

Furthermore it would create negative effects on local amenities and unduly disress local parking capacity and other local amenities which this density of housing is unable to support without significant Investa from the local council. This scheme is ill conceived and fails many local planning guidelines.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nicky Wilson

Address: 8 Hocroft Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I absolutely object to this eye saw. It is overwhelming and out of character for the area. The traffic around that area is usually at a standstill and this will make it a lot worse for people who live in the area. This proposal is hideous and should not go ahead

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Gudgeon

Address: 20 Spencer House 156 Station Road Hendon, London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These proposed flats are far too high for the community and skyline. The volume of people living in these flats would put unnecessary pressure on the local services which are not fit for purpose. They flats are unattractive tower blocks and not in keeping with the local community housing.

Reconsider these awful, unattractive tower blocks!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Gudgeon

Address: Flat 20 Spencer House 156 Station Road Hendon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are far too many flats being built in this area. There is more traffic and people dragging down this area by littering the area. Also a lot more violence as everyone is on top of each other. I have lived here all my life and hospitals and schools can't cope with the change.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Chu

Address: 43 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is completely out of keeping with the local area and will significantly alter the character of Cricklewood. The size of the development will put pressure on local services which are already stretched for example the closure of the walk in medical centre. There has been no attempt to add any significant amount of green space. I object this proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jan Wickes

Address: 27B Claremont Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 stories far too high. Scheme too dense.

Inadequate parking for number of potential residents.

Not enough green space for drainage. Saturated ground will exacerbate existing flooding problems.

MUST retain openness of streetscape and green space. The BQ Green at the front is well loved and used by local residents for stalls and festival

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Benoit PINGAT

Address: 38b Heber Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this really dense project which comes into an already packed and busy area.

No attention was made to address the essential additional strain this development will add to the local support systems (transport, healthcare, schools ...) in an area already stretched on all the above.

This development doesn't make any sense at all and will ruin the neighborhood and create more problems that it could solve

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jane Butterfield

Address: 17 Windmill Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I very much support the redevelopment of the B and Q site to provide housing and community floor space, I am extremely concerned that buildings up to 25 storeys high are being planned. A block of this height would be a complete eyesore and stand out in the otherwise 3 storey landscape like a sore thumb. Tall buildings grouped together would also block sunlight on the surrounding homes and urban spaces, which is detrimental to the well being of local residents.

I hope that a limit can be set at around 15 storeys to preserve the ethos of the surrounding area and the happiness of existing residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Corin Stewart

Address: 79 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is massive and would dominate the skyline from all approaches. It is entirely out of keeping with the character of the neighbourhood. Cricklewood lacks the services, notably schools, GPs and play areas, to accommodate such large numbers of new residents. The pavements are already too narrow for the number of pedestrians (and the tiny amount of pavement widening proposed for the Cricklewood Lane junction will make little difference). There is already too much vehicle traffic - more will further damage the local environment. In addition, the development had been planned with insufficient car parking for residents, likely to lead to them parking in nearby areas to the disadvantage of existing residents. I strongly object to this planning application (and to the very short notice which has been given for objecting to it)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Iram Waheed

Address: 19 heber road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi. This is the second time I am writing.

I, like many others, are opposing this. We already have no room to breathe, park and play.

There is not enough room for another 100 or so residents, the flats block the natural light coming into homes.lets not make this neighbourhood like this. Move people out of London whwre there is space there are so many traffic jams, so much pollution here. We have no room for more people, why are we cramming all the people in this area? This is unfair to the young kids and children who have no room to play and enjoy the area.

This will surely be a deterrent to many.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Treganna

Address: 175 Chatsworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of this proposed development is entirely out of character with the surrounding neighbourhood. The heights proposed would dominate the landscape. The numbers of potential people/families would put a significant strain on local infrastructure, and residents from the development using the local rail & bus services would put extra strain on such services. The estimates of such numbers provided by the applicant seem to be small when compared to the numbers of properties proposed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adrian Boylan

Address: Olive Road Olive Road London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If you read the pages of text with which the developers have attempted to exhaust committee members you will see that much of it is unrealistic or bluntly untrue. The area does NOT have good pedestrian facilities with wide pavements: the building work and subsequent additional population WILL add substantially to traffic on local roads: it will obviously NOT reduce "fear and intimidation" on the surrounding streets: the existence of a cycle path on Hampstead Heath is completely irrelevant. The greenery drawn onto the plan will be obscured and overshadowed by the disproportionately tall buildings which will dominate the skyline from miles around.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matteo Fumagalli

Address: 30b Cranhurst Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application proposes up to 1,100 residential units in blocks 15, 16, 17, 18, 19 and 25 storeys tall, with the 25-storey block closest to Cricklewood Lane. These heights breach Barnet's planning frameworks and policies, from the Cricklewood Brent Cross and West Hendon Development Framework to last year's Tall Buildings Update and the policies referenced there. Its extraordinarily high-density would overwhelm the centre of Cricklewood, looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood too, and stress facilities to breaking point.

There are no plans for any social housing as part of this development and I find this unacceptable from an equality point of view.

The scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is as tall as this or as dense as this.

The development would not serve pedestrians coming to or from the Railway Terraces via Kara Way and it would not serve cyclists travelling between Cricklewood Lane and the A5 junction with Depot Approach. The concept fails to meet Transport for London's London Cycling Design Standards. Diverting off straight roads to cycle up and down sharp inclines and in amongst pedestrians fails to satisfy the core outcomes of directness, comfort, coherence and adaptability to increasing volumes, and breaches the principle that bicycles must be treated as vehicles, not pedestrians.

The traffic and transport sections of the application make no attempt to evaluate likely use or

benefits of this features.

The amount of vehicles traffic in the area (already congested) would make Cricklewood unhealthier and unliveable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dion Blackler

Address: 3 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please see my previous objection. The height of these buildings is completely out of keeping with the neighbouring building and is a complete eyesore. As a resident in the conservation area of the Cricklewood Railway Terraces, this will alter the skyline and this in its current form should be prohibited and the height of the buildings reconsidered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Eli Jones

Address: 6 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected and my objections still stand. This development is too big too high and too dense it will impact our community adversely. We are a conservation area and this monstrosity will impact our community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr richard strange

Address: 25 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected to this planning application, and nothing I have seen in its current iteration changes my opinion that it is without any social, architectural or aesthetic merit.

It is out of all scale to the prevailing vernacular architecture in Cricklewood, which is largely Victorian and Edwardian and it seems its sole purpose is to make profit for the developer at the expense of our community. I urge you to reject this application for the good of the community and the residents of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Isidoro Patalano

Address: 7 Alexandra Mansions 81-83 Chichele Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal would change the asset of Cricklewood and neighbouring areas at its heart. It would create problems in the already extremely busy junction of Cricklewood High road without giving any benefit to the area. Not to mention the visual impact that would change for worse the structure of the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claire Partington

Address: 35 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already submitted my objection and that objection and the points already raised still apply. I am submitting a further objection due to the provision of fully rendered images showing the proposed development from various views.

Whilst cosmetically generic for this type of development, I believe the proposed development is way too high and too dense. It overlooks and overshadows its neighbours in all directions and is in contradiction to Barnet's planning advice on high buildings.

I think the site is perfect for housing and has great potential to bring more quality homes to the area, but the sheer density and lack of open space of the design is a concern, which will impact adversely on the very few public spaces and facilities nearby.

London is in desperate need of good housing, but I don't think this offers a good quality of living for proposed residents or existing neighbours.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Elise Vandervelde

Address: 25, Sinclair grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is abominable. It will mean rabbit-hutch housing and cause terrible congestion on local roads

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah K

Address: 112 Park Avenue North London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These developments are overbearing, overwhelming and out of keeping with Cricklewood. They also won't be providing any social housing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Elaine Payne

Address: 9 Cromarty Road Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to the proposed planning application on the grounds that it is overwhelming, overbearing and will be a monstrous eyesore on the landscape of Cricklewood Lane and the surrounding area. It is totally preposterous to attempt to redevelop this site to include up to 1100 residential units and 1200sqm of flexible commercial and community floor space in buildings ranging from 3-25 storeys high. This is not in keeping with any residential properties in the area and there is simply not the infrastructure to cope with a development of this size. No nursery places, no extra schools, no extra GP surgeries or NHS facilities or hospitals. The proposed amount of dwellings is unrealistic and this is evident by the amount of thought for allocated car parking spaces as well as the the impact on the locals roads and the environment. The only building of of new properties should be in keeping with the local surrounding residential roads and the height of such properties should be be of no more those that they will be equal to, not towering over them for somebody else's profits.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lance Mercereau

Address: 31 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the revised building plans; and it seems as if Montraux isn't taking into consideration the feedback from hundreds of objections in the first consultation. I object because the proposed buildings are offensively too high for the local area, and will be an eye sore for those living in the area, destroying Cricklewood's uniqueness. Simply put, the scale and height is not in keeping with the two and three storey buildings in Cricklewood. The residential building next to Virgin Active Cricklewood is too high, so it is pretty arrogant to propose 25 storey buildings!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Douglas Poggioli

Address: 12 Champion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The design of the proposed development is too large and not in keeping with the character of the area. I realize that we could use some extra housing in the area but the apartments proposed are enormous and would dwarf everything in the area, lead to logjam on the Broadway and at the rail station and ruin the rest of the neighborhoods.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Durkan

Address: 20 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is totally out of keeping with the area. There is no provision for social housing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss F Marzullo

Address: 131 Cricklewood Broadway London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is totally unnecessary, we already live on top of each others. Cricklewood will be totally overcrowded and criminality rates will shoot up. Please do stop this.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emily Harrison

Address: 4 Langton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is entirely wrong for the surrounding area. There are no buildings of a similar type, and with the area being raised it will overshadow everything around.

While more housing is always an important thing, the developers are trying to put far too much on this site. Cricklewood does not have the infrastructure to support it. Our local schools are full, the traffic is already terrible and this will not help.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Odessa Mack

Address: 172c Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings seem far too tall and dense for the area, and I have concerns about the strain the increase in local population will have on transport links.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shyama Perera

Address: Cranhurst Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Surely the mock-ups of how these towers show exactly why anyone living within a mile of the proposed development objects so strongly? This is an area of low rise buildings. These buildings will disproportionately dominate and define the skyline of a residential area. Look how the Imperial College monstrosity at Westfield has blighted all views from Kensal Rise. Is that what we want in Cricklewood? Is there an argument around shortage of housing? Surely not in respect of these ugly, multi-storey blocks which will, as with much of the developments which have got the go-ahead in the last ten years, be snapped up by off-shore buyers as buy-to-lets. Please, Barnet, respect the wishes of people who pay their rates, and bring your borough and the neighbouring borough of Brent, alive. Say no to this idea and ask the developers to create a small 'village' of three to five storey maisonettes where families can be housed safely and at reasonable cost.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Griffiths

Address: 7 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is completely out of scale with its existing surroundings. The buildings are far too tall and too densely packed in to the site. It will indeed stand out from the neighbourhood, as the developer says, but for all the wrong reasons. And why, when so many units of accommodation are proposed, is there no social housing? I can see no benefit to anyone but the developer in this plan.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Jasper van den Berg

Address: 12 Champions Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to these plans.

The visual impact study does not properly show the impact on the Railway Terraces, especially on Champion Terrace and Kara Way. My earlier objections regarding increased air pollution and changing nature of the neighbourhood have not been addressed. These development plans have been imposed on the area without taking into account the interests of local stakeholders.

Residents and businesses are now being asked to react to plans they would never themselves have suggested.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jorge Roncero

Address: 101 Draycott Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir, Madam,

I want to object to the proposed towers close to Cricklewood station in the current place of B&Q site by developer Montreaux's.

Towers of more than 4 floors will ruin the view and harmony respect other houses that are not so tall. They are overbearing, overwhelming, out of keeping with Cricklewood and not even providing any social housing.

It will also impose pressure on limited services in the area.

Thanks for your attention on this important matter.

Kind regards

Jorge

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Smith

Address: 58 Kenneth crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have no issue with some kind of development and new residential options, but strongly object to the high rise nature of the proposed development. This area is very fortunate in not having and high rise buildings. In such a central location it would be out of place and affect so many homes and properties in the local area. Please rethink the scale and height of the development to something more sympathetic and in keeping with a much loved local area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Caroline Cahill

Address: 36 nutfield road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nicola Lewis

Address: 47 Westbere Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Up to 25 stories and 1100 dwellings is overpopulation and will result in worsening traffic in a location where traffic is jammed up anyway.The building plan is not in keeping with a residential area.you have done so well in this area with recent developments.please don't ruin the area now.Low rise and some green space please.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Radford

Address: 20 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I sent my comments yesterday strongly objection to the proposal. However, I also objected at an earlier stage of the proceedings.

Please note that my previous objections to the plans remain and all the points I raised still stand and must be considered.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tania Cabrera

Address: 107 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks of flats are far too high and not in any way in keeping with the rest of the surrounding area. Barnet council needs to start prioritising the community in its own borough and in its neighbouring boroughs. What a development of this size will bring is more unaffordable property, increased congestion, more pollution and a huge strain on local public services.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rhian Sellier

Address: 32 Mapesbury Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Planned buildings completely out of line with surrounding area. Traffic and congestion needs to be sorted out before adding to the area's burden.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carol Scurry

Address: 147, Fordwych Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds firstly the buildings are out of place in this mostly Victorian area, they are so ugly. We have very bad pollution and several roads have been closed off. They will remove natural sunlight from the area to which we are entitled to, ancient lights. There is no talk as to where all the extra cars are going to be parked in already congested roads. In the planning application I noticed that a new school or doctors surgery are not included, most important these days. There are already many properties in this area empty. Postmen do not like delivering to these monstrosities as they are scared of being mugged. If it was single houses and 3 storey flats that would be most acceptable. I wonder if the developers would like to live in one of these flats?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr alistair hughes

Address: 224c Walm Lane Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have written before about my objections to this development. It would increase traffic in an already busy area. The local shops would be put under strain. There is the new development to the other side of the train station with extra lorries coming in. The A5 is a main road into London from the M1, so again extra traffic.

I live on Walm lane.

The local community would suffer

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Lucas

Address: 4 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development of this site would be an absolutely appalling outcome not just for Cricklewood but also the locality for miles around. Totally out of scale for the neighbourhood the four proposed blocks of between 330 and 465 feet high would utterly dominate the landscape. Anybody living in the streets within a half mile radius would have their access to sunlight severely curtailed by these buildings and the whole scheme seems to be designed to maximise the profits of the site owners and developers at the expense of local people.

I utterly object to such a proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Norman Johnston

Address: 29 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the regeneration of the area and the need for additional housing which is so critical. But I can't support the development of a 25 story building in what remains a residential area and a small community. It will fundamentally alter the integrity of the landscape turning it into an half-baked Croydon. The net result will be obstructed views and a lone massive high rise sticking out of the neighbourhood like someone dropped a bit of Canary Wharf right in the middle of little old Cricklewood. Please revise the plans to have a bit more respect for the local community, who I am sure will gladly support the works once the revised blueprint enhances the area not fundamentally destroy it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cheryl Brodie

Address: 58 Chatsworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Huge overdevelopment . Create too much congestion on a road that is always congested . Too much noise. Not enough green space. Not in keeping with area- too tall

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Shafique Choudhary

Address: 114 Olive Road Cricklewood /London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I have no issue with this development but my issues are with height.

this is a residential area already well clogged, it is possible that population growth and congestion is controlled by reducing the size of the building to up to a maximum of 8 storeys.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Christian Rouffaert

Address: 35 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally overbearing and would literally cast a shadow over the entire neighbourhood and would overwhelm an already extremely densely populated area. I am also concerned that it does not provide solutions to transport, facilities, green spaces and social housing.

This is total overkill.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Elayne Coakes

Address: 58 Teignmouth Road, Willesden Green, London NW2 4DX

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development for a number of reasons.

1. the height and massing of towers is out of keeping with the site and position; and the sheer numbers of flats is over-bearing; the design is very boxy, old-fashioned, we do know enough about how they will be clad bearing in mind the current issues with cladding; and the new additions do not add to the design; there is no architectural merit to the design;
2. There are not enough car parking spaces for people with disabilities; without disabilities there is no need for a car and spaces should not be provided; but nevertheless there should be the opportunity for electric vehicles to be the prime cars used;
3. there is not enough greening - there should be a large garden with allotment spaces; there should be enough green space for outdoor parties; there should be many more trees to soak up the carbon; it basically goes against the London development plans for the amount of greening with every new building;
4. there should be children play spaces within the development; and a community hall;
5. there should be solar heating - the roofs should be used for this; triple glazing; and other means to obtain heat from within the development;
6. windows should be have balconies which are glassed for sun and wind protection but large enough for planting;
7. how much carbon offsetting is there? What plans have been made to make this development carbon neutral/zero?

8. how many social housing units are there?

9. The positioning of the site would naturally encourage rail transport to be a prime factor in choosing to live there, but current rail transport is inadequate for the potential numbers;

10. such a development would lend itself to the provision of community space and amenities including a nursery; GP surgery; supermarket; gym; swimming pool and more - the very items that Cricklewood is lacking could be provided for the community.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Berry

Address: 30 Pine Road - London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too tall, overbearing, overwhelming, and totally out of keeping with Victorian/Edwardian Cricklewood. The local amenities/infrastructure would be overwhelmed with this number of new residents. The height should be reduced and thereby the density.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alison Cossar

Address: 35 Hoveden Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected in October 2020 and my reasons still stand. The plan is disgraceful as is Barnet Council's behaviour in trying to bring this again without publicity or writing to the many hundreds of local residents who will be negatively affected by this blight. Skyscrapers are not appropriate in Cricklewood; there is not the infrastructure to cope with a huge influx of residents. Traffic is already gridlocked for most parts of the day. If residents are not allowed cars the area will be overwhelmed with homedelivery vehicles. In the original plan there was a proposal for 30% of units to be affordable housing. What happened to them?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alison Cossar

Address: 35 Hoveden Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected in October 2020 and my reasons still stand. The plan is disgraceful as is Barnet Council's behaviour in trying to bring this again without publicity or writing to the many hundreds of local residents who will be negatively affected by this blight. Skyscrapers are not appropriate in Cricklewood; there is not the infrastructure to cope with a huge influx of residents. Traffic is already gridlocked for most parts of the day. If residents are not allowed cars the area will be overwhelmed with homedelivery vehicles. In the original plan there was a proposal for 30% of units to be affordable housing. What happened to them?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Leila Ager

Address: 38a Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholeheartedly object to this proposal. Firstly, the height is too high for the area. It will dominate the skyline in a very ugly way and the flats will overlook houses giving them no privacy. Most of all I object in the grounds of pollution and congestion that would be created on Cricklewood Broadway and Cricklewood Lane which is already far too congested. It can take half an hour to travel less than a mile. What will this development do? And Barnet won't care as it's on the edge of their borough. Out of sight out of their minds. But it's on our minds as the pollution is outside the schools of our children. I appreciate that houses need to be found for people but 25 storey blocks of flats are not the answer

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Esmond Hitchcock

Address: 1 8 Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a huge development; apparently greater than that previously proposed, that will physically dominate and totally distort the ambience of the area. Providing the intended number of accommodation units without assuring provision of sufficient and suitable infrastructure and support services is irresponsible and will place intolerable pressure on services available in adjacent areas.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Yvette Blumberg

Address: Geary Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is out of context with its surrounds. There is no precedent in the area for 24 storey buildings. They are over scaled and studies have shown not conducive to a good living environment. The density of such a development will put pressure on already overstretched services and road structure. This development appears to be Barnet Council pushing their problems to the southern most border of the borough away from the leafy suburbs and at the behest of greedy developers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Durkan

Address: 20 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal looks like a monolith that's overbearing the neighbourhood. I am very concerned about the impact on the traffic in the area and that the public transport may be even more overstretched. The buses along Edgware Road and Cricklewood Lane have been overcrowded and slow in heavy traffic for many years already. Thousands of new residents will need a way to move around- trains going through the station have little capacity left, driving will congest the local streets even further (and heavy traffic through Cricklewood is already spilling over and overwhelming the neighbouring areas - Willesden Green, Dollis Hill etc). The schools around Cricklewood are already oversubscribed and there's acute shortage of Gp services. Such dense development threatens to overwhelm local services as well as destroy the low rise character of the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Doreen Norman

Address: 10 Delta Court Coles Green Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These type of buildings are at home in other countries, where they have the space, plus larger road systems. With car parking, so not environmentally friendly. Also 25 storeys is ridiculous, safety aspects & built like rabbit cages, too close. Would have thought current Covid problems with people living as close as diagram shows ...unhealthy. Cricklewood has been targeted along with Wembley, by Barnet & Brent councils.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Zahra Qadiri

Address: 27 Nant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to express my strong object regarding this building proposal.

1. I am very upset that B&Q has been sold. There are no other DIY shops in the neighbourhood that are easily accessible by public transport.
2. The proposal is to build up to 1100 residential units. This is too much. This will bring an influx of 1000s of people. It is too high density.
 - a. The area will not be able to cope.
 - b. It will bring an increase of pollution, traffic, overcrowding, public transport will be stretched.
 - c. Existing facilities will not cope. The area will need new schools, doctors, dentists, opticians. The area will in fact be losing its current walk in medical clinic.
3. The proposal states buildings ranging from 3 to 25 storeys. I do not believe that the architect has been to the area. How can anyone propose a building 25 stories high in that part of Cricklewood? It will be totally out of keeping with the area. It will be an eyesore. Existing properties and residents will be overlooked. It will over shadow existing buildings.
4. I understand the need for housing. So a few buildings could be built which are only 3-4 stories high. I believe that if the area has been sold and needs to be developed then it should be converted into a multifunctional, multi-use community green space. There are no green spaces in Cricklewood. The only green space is that patch of grass outside B&Q.
5. All of the green space in Granville Road NW2 has been lost and is being built upon. We do not need another such intense, high density building development in Childs Hill. Building a green

space might compensate for the loss of this green space in Granville Road.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Naushaba Qadiri

Address: 27 Nant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal. Because the area has narrow roads, buildings and houses. There are too many houses already there. By building the development there will be no open area. It will be bad for the environment there will be no air. Only lots of pollution. There is no green space in the area. It should not be built upon.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Derek Wax

Address: 8 Henson Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: High rise tower blocks are completely out of keeping with the character of the neighbourhood, they will tower in an oppressive way over the residential skyline and the new cars will significantly increase congestion on Cricklewood Lane which is already very congested because of the single lane between Shoot Up Hill and Cricklewood station. This would be a blight on the neighbourhood and I sincerely hope it doesn't progress.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Raoul Blumberg

Address: 99 Geary Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal for multiple high-rise apartments for up to 1100 people demonstrates an inadequate assessment of the areas facilities and current building structures.

The proposal singularly fails to address - for (both existing and) future residents sufficient medical, educational, road network and recreational facilities.

The entire project appears as a crass and avaricious attempt to maximise profit, taking advantage of the current loose and insufficient planning regulations, with no care to the local community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Peter Osmon

Address: 28 anson road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal, as I did to the earlier version because it is completely out of scale with the rest of the area and because it will generate additional vehicle movements, both during the development and afterwards in the already congested Cricklewood Lane and A5 junction area.

Further, the area containing the proposed development is very lacking in recreational space for all age groups and the resulting increase in population without provision of proportionate recreational facilities is unforgivable..

(I have not forgiven Barnet Council for the loss of Hendon Football Club together with its provision of youth facilities.)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Israr Rahman

Address: 28A Newton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this construction project as it is not in keeping with the layout of the area. The area is already congested traffic and there is a scarce number of schools and general medical facilities for the residents of cricklewood. Adding a further 1,100 more residential dwellings in tower blocks is not acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Abdul Rahman

Address: 28 Newton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this construction project as it is not in keeping with the layout of the area. The area is already congested traffic and there is a scarce number of schools and general medical facilities for the residents of cricklewood. Adding a further 1,100 more residential dwellings in tower blocks is not acceptable.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nazish Rahman

Address: 28A Newton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this construction project as it is not in keeping with the layout of the area. The area is already congested traffic and there is a scarce number of schools and general medical facilities for the residents of cricklewood. Adding a further 1,100 more residential dwellings in tower blocks is not acceptable.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Amanda Dwek

Address: Anson road Cricklewood. London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already a densely populated area. We need to carefully consider and monitor any further new build. We most certainly do NOT accept a high rise building.

The resulting increase in traffic will burden already congested roads.

It will put pressure on an already scarce parking spaces.

We need more trees and parks. not denser building and definitely not a high rise.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carmel Cassidy (home)

Address: Newton Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Buildings are much too high in relation with the landscape.

They are towering over Cricklewood town.

What plans have been made for parking and knock on effect for traffic?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Morton

Address: 42 GARTH ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This huge mass density development will crowd together dwellings & 25 storey tower blocks will have a severe impact on the local community and add pressure to local services such as schools, GP surgeries, transport etc, and ruin the skyline & community spirit, open spaces of the area. Such projects seem to be allowed in Barnet now as are seeing with the ongoing large Granville Road estate building development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jayne Graham

Address: 26, Olive Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Has Barnet Council not taken into consideration the 1000+ objections already expressed by local residents with deep concerns about this development? The latest revised plans are presented with clever digital photography and incongruous descriptive language. (What on earth is an 'architectural celebration at the top of the landmark element, with the ability to effectively lead receptors to the station'?) which disguise the real issues:

We do not need 'landmark' tower blocks! The plan for 1100 housing units in buildings from 16 -25 storeys in height represent a disproportionate over-development in an already over-populated, over-polluted part of North West London. It will impact hugely on the character, demography and infrastructure of the area.

Residents of Cricklewood would like to see buildings that positively enhance the overall character of the area. They should be consistent with London Plan Policy requirements and show dignity and respect visually, functionally and environmentally for the people who live there and their neighbours. They should be places which contribute to the overall wellbeing of the area and places that people are proud to call home. This plan denigrates these criteria and therefore I strongly object to it.

Barnet Council MUST listen to and respect the communities who will be adversely affected by these plans.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Zaib Davids

Address: 11 Blackstone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the scale of the proposed development on the B & Q site. This area is already very congested, and has limited amenities, it cannot sustain the huge skyscrapers proposed. Why is Barnet council determined to build such dense housing in such a small area when a very similar plan was rejected in the heart of Barnet? It would seem that they have little regard to the quality of life for the residents around this area who would be directly impacted by this overdevelopment? The scale of such high rises are inappropriate. All the research shows that better communities are created when the buildings are more sympathetic to the area. The infrastructure does not exist to support this ugly, inappropriate development. I hope that the council will listen to local residents are not accept the proposals as they stand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Salvador Heath

Address: Flat C Galsworthy Close 44 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Architecture is about blending in and showing consideration for the surrounding buildings and the community. These plans show none of that. Instead what is proposed is a monstrous attack on the calm and peaceful, low rise nature of Cricklewood. This is not Stratford, this is not Shepherd's Bush, this is Cricklewood. These towers are a big dagger which will penetrate deep into the heart of our neighbourhood, a neighbourhood which retains the charm of the past.

We must rise against the high rise.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Allen

Address: 28c Richborough Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Adding this quantity of houses without adequately accounting for increases in healthcare, traffic, the strain on commercial resources nearby (i.e. supermarkets), along with not providing the minimum number of affordable homes in an already economically strained area is corrupt and immoral.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Blair Thorpe

Address: 71a dartmouth Road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There will be many objections to the overbearing nature of the development on the area I can see this and think the buildings need to be "softened" more with set backs better roof profiles that add interest to the skyline . At the moment it is one big massive block in appearance

The above massing also gives rise to a serious issue and that is wind tunnel effect created by the buildings especially at street/pedestrian level. What study /assessment has being done on this. This is real important for the "livability" of the spaces

There seems to be little room for proper trees and real landscaping - not just a few lavender bushes

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanna Cain

Address: 6 St Michael's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already responded to the first consultation exercise, and I hope that the 1000+ responses will be taken into account in relation to this new proposal.

I am a long time resident of Cricklewood, and I use Cricklewood station regularly (pre pandemic, about 4 times a week to commute to Farringdon). I use the Co-op on Cricklewood lane regularly. I am astounded that the developers should respond to the first responses with a proposal which, despite the poverty of the area, appears to contain no social housing at all. This is, frankly, a disgrace.

Secondly the design is completely overbearing and will destroy the character of the Broadway and surrounding area, which the town team and local residents have done so much to improve. Local residents will be overlooked, and view of tower blocks will utterly change the feel and nature of our local area.

I am also very concerned about the impact on the local infrastructure. There are regularly traffic jams both north and southbound on Cricklewood Broadway and trains are regularly full with standing room only if you are lucky.

It is hard to escape the view that Barnet Council and the developers have absolutely no interest either in the future of the local community or in the views of residents, but I do hope that you will listen to the real concerns of residents which many of us have made repeatedly.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms J Karen Kidson

Address: 19 Sneyd Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:(As I said last year)

Too big - both in height and in the number of units that would create an oppressive shadow over a wide ranging area affecting residents of Barnet, Brent and Camden

Would overwhelm the local facilities and resources, including public transport, street parking, healthcare providers

Not enough social housing committed to for the scale proposed

Not keeping in any way in with local area and would not be an asset to existing housing or infrastructure.

Moreover, there is probably less demand for such high density housing due to the move to WFH since the pandemic lockdowns, means there is less need for proximity to the city.

In short, these plans still promise a hugely disruptive building project creating congestion, pollution and inconvenience in the local area for a long period with very little gain or interest from the wider community.

Barnet should reject this vague, fanciful and monstrous scheme out of hand.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Roberts

Address: Oak Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The high-rise blocks are totally out of keeping with the environment where buildings are 2-3 floors maximum. The streets are already overcrowded and polluted, so the additional resident and vehicle numbers would overwhelm the existing infrastructure, and overburden transport and health facilities. And shockingly no social housing - the council should be ashamed.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Joanne Lynch

Address: 24 Villiers Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The present infrastructure can not sustain the 'traffic' that these flats would bring.

Already the closure of Cricklewood Lane has had a massive impact on surrounding roads due to the displacement of vehicles. Cricklewood Lane is already impacted with traffic and traffic jams already an everyday occurrence. The flats would not be affordable housing and so would not ease the present housing shortage for the most vulnerable.

Schools, GP and Dental services are already at full capacity in the area.

The structure is not in keeping with the local area and is a complete eye sore to neighbouring residential areas.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Radnor

Address: 52c cranhurst rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Area Already densely populated

Will

Increase already congested traffic and add pollution

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Radnor

Address: 52c Cranhurst road Willesden Willesden

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In an already densely populated area, this will not only be a visual eyesore, but will increase traffic (which is already horrific), ten fold putting even more pollutants in to the air for my kids no thanks.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Oliver Morkel

Address: 30 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the CGIs in the new Urban Design Study these clearly raise a serious concern.

The scheme is far too big, too tall, too dense and basically it is completely out of 'theme' with the area. It will be an eye-sore, block light and feels highly intrusive.

I live in the Railway Terraces' Conservation Area - the development will be intrusive in parts of the terraces, especially from Kara Way, the playground, the allotments, Campion and Needham Terraces.

The terraces are lovely, calm and peaceful. A real haven where the residents here all day, it's like you're not in London at all. This would entirely change one of the major positives of living here and greatly affect, in a negative way, the quality of life for all residents in the short and long term.

Overall, this is a huge scheme, which is greatly over proportioned and that doesn't consider the beautiful life the residents have here.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Yuetman Lau

Address: 3B Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The transport wouldn't cope with so many more residents. The high traffic is already a terrible mess without the new blocks. It will only worsen if the plan goes ahead.

The buildings also look hideous. They don't blend in with the neighbouring houses at all.

It's horrible for the future residents: they would live directly above a train station. The noise pollution and air quality would hardly be acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mai Newe

Address: 94 Shoot-Up Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already congested and traffic jams are common. High rise blocks (and its not clear if there will be any affordable homes) with the attendant increase in cars, people, pollution, is not acceptable in an already overcrowded area. Clearly this is all about greed and lining pockets, not about caring for the community

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth Brennan

Address: 7 Crown Terrace Cricklewood Lane

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live opposite the current B&Q site. The reason for my objection is that Cricklewood Lane is already over congested with traffic. In addition this proposal will overshadow my property and in terms of privacy and light.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Reiko Kimura

Address: 11 Geary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's not environmentally friendly. It will cause huge traffic. After this pandemic we do NOT need high built accommodations in London!!!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Bell

Address: 52 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already very congested and long traffic jams are common. High rise blocks (and its not clear at all if there will be any affordable homes included) with the attendant increase in cars, people, pollution, is not acceptable in an already overcrowded area. Clearly this is not about caring for the community. We all need more green spaces and light and air, not densely built skyscraper flats.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Goodman

Address: 20 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new study has no bearing on my comments as stated in my previous objection.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr simon stephenson

Address: 44 Mulgrave Road Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:How can a development like this even be considered with no infrastructure upgrade. Had the developers lived in this area they would be aware of the congestion and grid lock this will cause, not to mention the increase of emissions.

Build, build, build surely doesn't mean at any cost?!

Apart from being one almighty eye sore, this will not improve the lives of anyone who lives in this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Dimitrios Mavrelos

Address: 6 Skardu Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The density of proposed development is out of keeping with the character of the local area and will place significant strain on already strained amenities.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Clare Minty

Address: 9 Cornwall Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For all the many previous reasons expressed I object strongly to more high or semi high rise flats being built here.

I also value having shops here, such as B&Q, that I use often as there are no similar shops in this area - I don't have a car so need to shop locally.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr George Plumbly

Address: 18, Teignmouth Rd. London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a gross over development of this site with no extra services

or roads to serve it. (No extra schools, Doctors Ext) also big increase

in all traffic in an already busy area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms julia segal

Address: 173 Melrose Avenue Cricklewood london NW24NA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 storeys is way too tall for the area. We do not want to have huge blocks of flats here.

We do not want to be reminded of Grenfell every time we go to Cricklewood Broadway.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Wilder

Address: 20 Farm Ave London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overwhelming , overbearing and hugely overcrowded. Places tremendous strain on schools, Medical, and transport. Parking allowance horrendously inadequate. The area is already extremely difficult for parking..out of keeping with scale of area creating lack of safety for many. Please please, consider and be considerate of all those who already live here and all of the previous objections last time.

Thank you

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jane Epstein

Address: 40 Farm Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrosity that will bring over 1000 new residents to the area that cannot be supported by local services. 100% object.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr V Sarda

Address: 26 Harman Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The built environment contributes around 40% of the UK's total carbon footprint. Almost half of this is from energy used in buildings and infrastructure that has nothing to do with their functional operation. Although newly constructed buildings are intended to be more energy efficient (it does depend on which building standard you use) one has to question what is a 'sustainable' use of land in an already dense neighbourhood. Such a development will undoubtedly affect the area in an adverse manner for many reasons, not to mention the additional traffic and congestion and the associated carbon footprint that will ensue (which huge social and health implications) and the strain on existing infrastructure. As we attempt to design and build more sustainable neighbourhoods of the future we really need to question what is 'nice to have' and 'excessive'. For too long we have built in an unsustainable manner. Given the climate emergency we all face and which the Government acknowledges, it's important we are being 'reasonable and proportionate' so we don't end up with very few 'open' spaces for the benefit of local children and communities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Leydon

Address: 22 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is inappropriate and will overshadow the Railway Terraces. It does not provide affordable local housing. It is not in keeping with the skyline of Cricklewood and will destroy the local character of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Kene Ejikeme

Address: 28 Farm Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed project is totally not in keeping with the surroundings. It's also too large and the environmental impact study seems flawed. There aren't enough local public resources to support this many people moving into the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sejal Lakhani

Address: 25 farm avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Eye sore

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catherine Abecassis

Address: Pantiles Lyndale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of this proposal is entirely inappropriately for the local area. That number of additional residents will place huge pressure on roads and other facilities- especially schools & medical centres. The size of the largest building is enormous and entirely out of keeping with the size of any building in the area. There also appears to be very little parking planned for the development - 90% of residents would have to park elsewhere & parking in this area is already under a huge amount of pressure.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Shaw

Address: 26 Burgess Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is disproportionate to the facilities of the local area. The buildings themselves are out of keeping with the local area both in terms of height and density, will deprive hundreds of local residents of existing natural light not to mention the enjoyment of the low-rise views from their windows and gardens. The addition of 1,100 new residential units housing 2,000-3,000 additional residents will overwhelm local medical, education and transportation services. The site at the junction of Cricklewood Lane and Cricklewood Broadway is already heavily congested with traffic and pedestrians, and there is nothing to suggest that the local roads will be able to cope with the additional traffic and footfall. This is an ill-thought through development that is totally inappropriate for the neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Zbigniew Wronski

Address: 19 Ranulf Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current infrastructure can not cope with a such huge development. NW London and not only is already suffering with increased traffic, pollution (due to narrowing roads), lack of school and surgery places etc. Plus it looks like a monstrosity. Nobody cares about rat runs where cars are driving at 60/70 mph in the 20 mph residential zones with no humps while you are planning to add hundreds of cars to the area. Madness. Thanks. ZW

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Serena Arkus

Address: 15 Ranulf Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that this would create more pollution to try surrounding areas

It would be extra strain on the local services such as GP and transport provision which is already under considerable strain for example the the Thameslink at Cricklewood is often overcrowded and you cannot access the train

And it is very hard to get a GP appointment

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Alycea Marx-Blackwell

Address: 88 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood doesn't have the public services to support this many new people in the area.

The buildings are HUGE, nothing in line with our neighbourhood... why not? Why not keep with the feel of the place? They're ugly eye sores. We're a suburban area, leave us alone.

Greed. This comes from a place of greed, not giving people homes. Who wants to live in an area where their kids can't get spaces in schools, no GP appointments and no where for their children to hang out? Because that's what these high rises are going to do to our area. Also, if you're so concerned about housing people, build nicer, bigger homes for people to enjoy, not these tiny 3/4 room flats that only serve to make you lot richer. If this goes through, it only proves how corrupt the council here is.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julie Gourgey

Address: 26 Ranulf Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even if we ignore the vertical impact, the development remains disproportionate and wholly inappropriate.

Of key significance is the sheer number of new residents and their inevitable impact on the local infrastructure that is neither designed nor readied to receive them.

Enough said.

Yours faithfully

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Pod Howard

Address: 9 Mapesbury Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please do not build this block of flats as it'll ruin the neighborhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Louise O'Keeffe

Address: 22 Ranulf Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It's completely out of character,too large without the infrastructure of medical/education /transport links to support this large number of new residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Harrison

Address: 11 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments still stand. Having viewed the latest illustrations of the proposed development I am even more convinced of the need for this gross, overdeveloped, carbuncle of a

scheme to be refused. I don't know what the idea of a "helicopter view" of this nightmare was, but it did more than anything to show the gross bulk of what is planned in the surrounding buildings of 2 and 3 stories. It is horrendous.

There is one little access road which opens on to the Edgware Rd. already overly and heavily congested and the traffic from 1100 dwellings will bring everything to a standstill. Where are the local amenities, such as Doctors surgeries featured in this plan?

This is the thin end of the wedge as the Jewsons site will follow. Such monoliths on this site would block out light and be a gross eyesore to terrace residents.

I am not against tall residential blocks but they need to be appropriately located and these are not. If the blocks were half the height they would perhaps be more acceptable, but not from the developers point of view which is of course to make as much money as possible. Let's face it, they won't have to live in the shadows of these towers.

I hope the planning department shows some sense and refuses this development in its present form.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona Cohen

Address: 23 GRATTON TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Previous objections to the plans remain and that all the points we as a residents association still stand and must be considered.

Having looked at the CGIs in the new Urban Design Study. These clearly illustrate my concern that the scheme is too big, too tall, too dense, totally out of keeping with the local area, dwarfs everything in sight. I live in Railway Terraces' Conservation Area - the development will be intrusive in parts of the terraces, especially from Kara Way, the playground, the allotments, Campion and Needham Terraces. As a community - what affects one house, one allotment or the playground affects us all. I look forward to these points being considered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Michaela Zelouf

Address: 6 Hocroft Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal.

The scale and design of the proposal is overbearing to not only the adjacent homes but those in the neighbourhood and will reduce amenities to current neighbours, not increase them.

It is totally out of character for the area and will not be an attractive or welcome landmark.

The current local infrastructure and facilities, ie. transport, education, medical, open spaces, parking, etc. cannot sustain an increase of this magnitude and the proposal does not include sufficient proposals to reduce these additional pressures on the neighbourhood.

The huge increase of flats and commercial space will lead to unbearable congestion, pedestrian, cycle and vehicle and also increased air and noise pollution in the already congested area around Cricklewood Lane and Cricklewood Broadway.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Aaron Lepski

Address: 14 hocroft ave Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived in cricklewood over 45 years I feel that this new development would increase the already dense traffic flow ,create an overbearing eyesore ,does not provide any social housing increase air polution and architecturally completely out of keeping with. The whole area !

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Lee

Address: 5 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planned site has high rise buildings which will be the focal point of Cricklewood. An absolute eyesore! The surrounding houses will be in its shadows. Have you no consideration for the people of Cricklewood? Seems that the council is trying to make Cricklewood the new Colindale.

If this goes ahead this will just be the beginning. Before we know it every last bit of space will turn into flats.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Walters

Address: 22 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood has a village feel with small shops and businesses and a mixture of older houses and some more modern low rise buildings. It is on a human scale. These blocks will be out of keeping with the character of the area and will dwarf surrounding buildings. They will be start of a long and painful deterioration of the area into a soulless concrete jungle.

We must learn from the mistakes of the mid 20th century. We often hear about how communities suffer because of a poorly planned urban environment.

We see the demolition of 1960s high rise buildings to improve urban life and make way for less alien environments . (e.g. Red Rose Flats, Glasgow)

While not perfect, Cricklewood is already such an environment. and development should enhance its present character rather than impose on it a built environment that elsewhere has proved a terrible mistake. High rise buildings in Cricklewood are a retrograde step and Barnet council will be held responsible for having not heeded past mistakes.

During construction disruption in an already congested area will be a nightmare. Cricklewood will suffer pollution, noise and bad roads for years.

And afterwards Cricklewood will be blighted by incongruous and characterless high rise buildings that in no time will become shabby and run down while transport and other services will be stretched even further by the increase in population. There will be more congestion, noise and pollution. I have lived in Cricklewood for over 40 years and most people in my street are long term residents. We have made Cricklewood the pleasant place it is today. We should not have an

impactful development such as this imposed on us by wealthy investors whose motive is profit and who neither know nor care about Cricklewood. They will not be living with the consequences of this development. By all means improve Cricklewood but not like this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Michaela Lee

Address: 28 Lismore Boulevard London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local amenities are already stretched and the proposal does not benefit local people only wealthy second home owners or foreign investors. The high rises are not in keeping with the local area and will increase traffic and affect quality of life of residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr michael epstein

Address: 40 farm avenue london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This enormous project represents yet another example of unnecessary commercial buildings in a residential area which is already dealing with the extensive Brent Cross redevelopment .

How can 110 parking spaces meet the needs of 1100 flats?

Why such high buildings planned?

I am a concerned neighbour.

More years of disruption, traffic chaos, emissions etc etc.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Charlotte Sterling

Address: 34 Harman drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am seriously concerned that the area cannot cope with any additional people and traffic. This development is overwhelming for the area and will cause even further pressure on the local infrastructure

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Victoria Slotover

Address: 16 farm avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these plans on the grounds that it will increase traffic, congestion and pollution in the area which already suffers from these problems. In addition a larger store will negatively impact on the aesthetics of the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Maclean

Address: 2 Sneyd road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project if it goes ahead will look out of place in Cricklewood. If the flats are built and are so close to each other people will get shadows from some of the windows.

Cricklewood lane and Broadway is already slow moving with traffic and does not need all these extra homes and people with more cars.

Much better to build smaller flats and homes.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Callum Lee

Address: 5 Horton avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose this decision

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Campbell

Address: 11 Chandos Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this obvious and gross example of over-development.

The scale is out of all proportion to the surrounding built environment and will damage the amenity of the area with its intrusive height and overburden an already congested area and associated services with a very large number of new residents.

The current local infrastructure and facilities, ie. transport, education, medical, open spaces, parking, etc. cannot sustain an increase of this magnitude and the proposal does not include sufficient proposals to reduce these additional pressures on the neighbourhood.

The developer has no regard for local character and seems only interested in cramming in as many flats as possible for a given space.

Barnet and Brent should not be considering such over-development in their areas, and I also value having shops such as B&Q, that I use often as there are no similar shops in the immediate area.

Slums of the future!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Toby Goldblatt

Address: 28 Harman Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds of the size and scale of the scheme will further congest local roads and services. A more sympathetic and carefully considered scheme would be much more viable

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Dr Asma Siddiqi

Address: 134 the vale London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is out of character for the area and we will lose the uniqueness of Cricklewood. The current local amenities will not be able to provide for the increased number of people and I am concerned about worsening traffic and pollution.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Asma Siddiqi

Address: 134 the vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is out of character for the area and we will lose the uniqueness of Cricklewood. The current local amenities will not be able to provide for the increased number of people and I am concerned about worsening traffic and pollution.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sheelagh Craven

Address: 22 Westbere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will have a negative impact on an already overcrowded area I strongly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Naylor

Address: 17 Johnston Terrace London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to the plans remain. All the points that I raised still stand and must be considered. I have looked at the CGIs in the new Urban Design Study. These clearly illustrate that I have every right to be very concerned. They show that the scheme is too big, too tall, too dense, totally out of keeping with the local area, dwarfs everything in sight and that local people are absolutely right to object.

I live in the Railway Terraces' Conservation Area - the development will be intrusive in parts of the terraces, especially from Kara Way, the playground, the allotments, Campion and Needham Terraces.

As a community we are all effected if one of our neighbours suffers as a consequence of the development

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Vijay Adiapen

Address: 151 Cheviot Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why on earth would this even be considered apart from pure financial greed. The people considering this can't live in the area or they would know it's close to bursting already. They would know that there is no infrastructure here for thousands more people and will have a negative effect on those living here who struggle to get appointments for doctors, hospitals, dentists etc.

Is this really progress as it feels like you are building on every bit of space you can find without care for residents and what ever community is left - shameful!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr S Allison

Address: 112 Cleveland Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have looked at the design plans and still feel this represents overdevelopment of Cricklewood, an area that is already affected by large developments at Brent Cross. The A5/Cricklewood Lane area is already congested and suffers from poor air quality, and trains from Cricklewood are (in normal times) already very crowded. Public services in the area are close to capacity - and the walk in centre has already been lost.

The proposed towers are ugly and will dominate the area.

In all this is too much for an area that will already struggle to integrate the new developments at Brent Cross.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Redston

Address: 22 Kenneth Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: These towers are grotesque. Totally out of keeping with the Cricklewood area. Despite all the waffle wording written by the Developer's PR team, these towers do not exemplify the heritage of the area which are based on low rise railway sidings and factory buildings. This site should be considered creatively using low rise housing, maisonettes and shops. An exemplar is the Norwich RIBA Stirling Prize winner in 2019. The new development should be an extension of the Railway Cottages nearby. No tall towers which are against Barnet's policy document.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Sellers

Address: 4 richborough road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally opposed to this 25-storey development. There is no way the present road infrastructure can cope with all the additional traffic around the Cricklewood area. The size of the proposed building is completely out of character with the existing building stock in the area and will be a complete eyesore to local residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Daniela Korn

Address: 7 Blackstone Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan would lead to incredibly high density in an already over populated area leading to facilities being at breaking point. Please take time to consider the ramifications on traffic, schools, hospitals and general well being of the current residents

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Eaton

Address: 47 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned development at the B&Q site is oppressive and entirely character with the local area. The proposed blocks will be an eyesore that will dominate the surroundings.

Such high-density housing will put pressure on local transport, health services and education.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Deco

Address: 35 Fleetwood Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In many ways this is an admirable plan. The creation of new public space in the heart of Cricklewood would be excellent. The problem with it is

- a). The height of the blocks. The scale is excessive for the local area and I don't believe will provide a good experience either for those living in them or for the local community. I'm speaking from experience of seeing the blocks in Dudden Hill lane go up close to my own house and finding the whole area change its character. We are now all overlooked and a pleasant outlook has become an oppressive one. This is with blocks less than half the height that is proposed here.
- b) There doesn't seem to be any thinking through of how to avoid congestion on the roads around the site, which is already terrible. How will an influx of several thousand people impact on local busses, trains, roads? Will Cricklewood station be re-developed to cope with the influx? Will the road under the tunnel be widened? Will there be new medical facilities, GP's etc, and new schools? or will the current overcrowding of all these resources just become totally untenable?

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Yolanda Shamash

Address: 39 Rowley Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a former resident of Cricklewood, I object to the building of large buildings in the area, which will overshadow existing architecture and dominate the area. In the area in which these buildings would be, there are no buildings that are over 3 or 4 storeys tall. To put "3 - 5 storey" buildings in that context would ruin the architectural landscape of Cricklewood.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peder Holtermann

Address: Flat 2 140 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is overbearing and would overwhelm Cricklewood. It is also out of keeping with the character of the area.

And worst of all, it provides no social housing. This is not good for London or the people who live here, only good for the developers and property investors/home owners.

I strongly object to the plans as they are now.

It must be possible to get plans that are more in harmony with Cricklewood and at the same time provides affordable/social housing.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Vanessa Goldstein

Address: 10 RANULF ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This huge and oversized construction will overburden the area with pollution traffic and people. All the local transport will be stretched to the max. Schools oversubscribed. It will ruin the village feel of the area. Public transport overwhelmed. Parks and recreation swamped. We are against it for all of these reasons. There are already transport issues in the area and one of the highest pollution records in London.

There is already too much construction in the area and parking out of control. We strongly object and feel a much lower and smaller and greener building needs to happen and be considered.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Shahla Rahbari

Address: 239 West Heath road

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Unacceptable traffic and overpopulation and creating so much pollution is not acceptable

The infra structure of the are is not suitable for this project

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Laura Edirisinghe

Address: 60 chapter road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These towers are far too high for a residential area and take no regard of creating a community feel. I support the creation of new homes but this is far too dense, will create shadow over huge swathes of the local area and put too much tension on local services. Not enough green spaces have been planned in the scheme .

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jose Doval

Address: 98 Geary Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection to this proposed project on several grounds, firstly the amount of residential units is far too high for the current infrastructure to cope with. Especially traffic concerns, the local roads cannot cope with the current level, let alone the additional logistical road planning will be extremely difficult. Also I don't think there is adequate affordable housing provision and associated parking for the affordable housing tenants. Thirdly the height of the proposed structure will be an eyesore and does not in anyway complement the surrounding architecture.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Natalie Amponsah-Manu

Address: 94 D Shoot up Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already congested, this will cause more congestion, noise pollution and so forth.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip Burns

Address: Flat 2 59-61 Oak Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed area of the development is subject to extreme traffic jams daily, often many large haulage trucks at all times of the day, but especially early morning when I am trying to get a bus to work and evenings when returning home, with the attendant air pollution, traffic jams and noise nuisance this brings.

High rise blocks in any area which is highly, if not overpopulated, where there are few local amenities, such as supermarkets, etc. (and it's not clear if there will be any affordable homes included) will simply congest the area further causing greater social problems and crime than we already experience. This kind of development in an area that is already overcrowded will undoubtedly bring an impoverished area down further. If the Covid pandemic has taught us anything, it's that poor areas that are densely populated suffer most. We already have insufficient GP practices, medical centers, NHS dentists etc. as it is, as the area is unable to attract good GP's, medical professionals long term, consequently GP practices are staffed by endless locums, resulting in poor continuity of care and long waiting times for appointments, consequently a greater strain will be put on our already stretched primary care resources.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Fiona Walsh

Address: 55Howard road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not object to the development, I think it will bring good things to the area. But I do object to the height of the blocks, 25 stories is ridiculous in this area and not in keeping, this should be reviewed and reduced.

I also think the bottle neck of the A5, Chichele road and Cricklewood lane needs to be looked at to accommodate the influx of people.

Thanks

Fiona

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Woolf

Address: 17 Canfield gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are already seeing rents dropping in London, because many people now don't want tiny identikit flats in inner city areas, they're looking for suburban spaces where they can work from home and have more space. Offices are emptying in London, the future is out of town hubs with parking etc. There is also talk of a property price crash after the present buying support ends soon. These will be a white elephant as well as being unpleasant and oppressive to look at. Hang onto the land, it will be useful when we see how life looks after Covid.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanna Wilmot

Address: 89 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this planning application mainly in relation to the density of plans and the likely considerable further congestion which will result from the design. One of the buildings is proposed to reach up to 25 storeys in height which would be out of character with all existing features and would dominate the area in a visually detrimental way. Cricklewood is already subject to frequent traffic congestion and delays. In my view, the numbers of properties proposed would lead to unacceptable levels of traffic density and potentially dangerous levels of air pollution.

The plans at present indicate public facilities available in the area, such as the local schools and medical practices but do not seem to carry any analysis of how these facilities would be impacted given the significant increase in population these plans would create.

Looking at planning applications in the pipeline or already built which have been praised and either shortlisted or already in receipt of awards it seems that a defining feature is the presence of a carefully thought through Local Plan and an emphasis on community cohesion. Access to public space and open air is also important. As it stands, this application will fail to meet those standards. I strongly urged that it be reconsidered in light of the environmental damage it is likely to engender and that new proposals are created which place community, high environmental standards, landscaping and the improvement of current air quality at the heart of their design.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan North

Address: 40 NORMANBY ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the construction of these towers in what is already a local bottleneck plagued by congestion, noise and pollution. The addition of another 1100 residential units in tower blocks will lead to additional pollution and excessive congestion where there is already restricted access due to the railway. This will cause additional strain on local residents and those who seek to move around the area for work or to schools. Not only that, but the addition of another 3,000 or 4,000 individuals in an area already blighted by lack of infrastructure, health care and educational opportunities will further erode the standard of living for local residents.

The idea that this sudden imposition of a large numbers flats on an area which is already struggling, without any intervention to improve existing resources or facilities is absurd. We call on the number of residential units to be cut to a manageable number, and that the imposing height of the proposed blocks also be reduced to prevent the ghettoization of this part of Cricklewood.

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Durkan

Address: 11 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived in the beautiful, unique railway cottages for 20 years, to have this monstrosity of buildings put up would be a disaster to both the local area and the whole eco system.

The landscape and skyline will be blighted. There is no capacity for the impending traffic, no schools, or GP practices to facilitate the population to be housed. There is no social housing.

This will not improve the local area but on the contra will have a massive knock on effect on the local community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan T R Silverman

Address: 33 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed scheme is entirely out of scale for the site; it will dwarf and dominate the surrounding area. High rises of 25 floors are wholly inappropriate for a suburban London location. The applicant will be well aware of the problems which such a development will cause and may well be taking the tack of applying for 25 floors and then conceding by accepting say 17 floors. But the fundamental issue is that the starting point should not be anything like that level of intensity for the site. Whilst it will be commercially less attractive for the applicant to come back to the council with a less ambitious plan, say of a development of 6-8 floors that is what they should be asked to do. The CGI images acknowledge the over dominance. The reality is that 1100 residential high rise apartments does little to address the need for family housing of a low rise nature. Rather it will put huge pressure on already overstretched services such as education and health, it is simply the wrong type of development. The problems have been more extensively and more elegantly detailed by others so I will not repeat them.

One further point; if L B Barnet do reject the application and if it is then addressed by the Planning Inspectorate can residents have a firm assurance that LBB will stand by their decision and resist any appeal on behalf of the multitude of residents who oppose the scheme.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bharat Chauhan

Address: 166 The Vale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already congested - we also have Brent Cross South development, then on top we have this. Roads are already congested - and forget any idea that people walk, cycle (utopia) People will have cars and drive. This part of Barnet has always been neglected - we pay the same council tax - but get very little for it compared to the nice areas of Barnet.

The scale of the development is unacceptable - 25 storey buildings. Shame on you Barnet for even allowing this development to be brought back to the table.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Isaacs

Address: Flat 89, Ashford Court Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this application regarding this development for last time, and can't really see much has changed since then.

The development would be an eyesore, is far too high and big and would decimate the current landscape and general ambience of the centre of Cricklewood and surrounding area.

The addition of 1100 residential units in one hit would put massive pressure on public services including doctor's surgeries, dentists, shops, and public transport in the area.

The crossroads at Cricklewood Broadway, Cricklewood Lane & Chichele Road is already chaotic for traffic, and this development would make the problem a lot worse.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gemma Zielinski

Address: 13 Sandifer drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am against the idea of a tower block

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lewis Foti

Address: 18 Dawson Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As has been repeatedly stated in other comments this development is completely unsuitable for the site. Key points which render this development unacceptable are as follows;

1. The architecture in Cricklewood is low rise domestic housing which would be dwarfed and dominated by a 25 story building.
2. The local transport, education and health services do not have the available capacity to support the increase in the local population.
3. The already high levels of traffic congestion at the junction of the A5 and Cricklewood Lane would be negatively impacted.
4. There are already issues with insufficient parking in the area which would be exacerbated by the development.

It should be made clear to prospective developers that any proposal which includes buildings of more than four stories and which fail to make provision for improvements in local education, health and transport services will be summarily rejected.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rob Tomkinson

Address: 90D Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is totally unreasonably dense plan for living. Where are the new schools, medical facilities and other infrastructure increases to support this dense population increase?

What compensation is to be offered to those adjacent houses in permanent shadow after these skyscrapers are built?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Tomas-Merrills

Address: Flat 15A Chichele Mansions 64-82 Chichele Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: LBB should venture to Eastman Village, a Barratt Homes initiative in Harrow Weald, where one of my sons has recently purchased a property in what is a visually aesthetic, low-rise development favourable for community housing, travel, pollution, green spaces etc, etc.

As a local resident of over 30 years (and a daily visitor to the big Co-op store on Cricklewood Lane), one example of evidence of LBB's hands-off approach to this South-Eastern backwater of its borough adjoining Brent and Camden borders are the very same 'Christmas lights' that for 30 years and more have adorned the junction of Cricklewood Lane and The Broadway, year after year after year being further dilapidated, their bulbs blown, hanging further and further off the lamp posts in their forlorn monotony, in apology for that festive time of year.

Nowhere in the reams and reams of papers, reports, assessments, indicators and analyses of transport and trips is there any statement and rationale as to why such tall blocks have to be built, if only to be able to fit in up to 1,100 new residents, and presumably of maximum return to the developers and some 'in lieu' backhanders to LBB officers and councillors.

Yes, there'll be differences about adequacy of lighting, privacy, how many pedestrians will walk under the railway bridge ('2 a minute at the busiest hour'?!). I do take issue with 'people will feel (more) safe and relaxed' .. how on earth do you come to this judgment validly? You write in fantasy about a Car Club space being open to the public as well as new residents. Really? How is this going to be possible when you state elsewhere that car parking will be for only 10% of the new

dwelling! Your reports are littered with other errors too many to mention in the space here but, photograph 5 - providing no clear route for cyclist at tube station - there isn't a tube station, and the photo is of Hampstead; and 6.6 that there is 'proximity of retail stores with large car parks'. Where are these please?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Dominique Jansen

Address: 48 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to object to this project on the basis of loss of light, increased traffic and pollution in an area and spot of Cricklewood which is already polluted by constant building works, cars, busses and daily traffic jams. There is a lack of infrastructure in the area with regards to primary schools, secondary school, gp's and dentists if the area is flooded by a huge amount of new residents. What this spot in Cricklewood needs is green and recreational space with access of light and fresh air for the community, not a huge influx of residents in 26 story high blocks of flats where green spaces and resident won't get much light and fresh air. A more modest and lower build development could improve the area but, the sheer size and quantity of the development on a relatively small spot will not regenerate this area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marina Heritier

Address: 17 farm ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the construction of disproportionately huge development in this low rise area - it will be out of character and will put a massive strain on local services and facilities like roads, schools, medical services, etc. It is also will put a massive strain on the environment in the neighbourhood which the council is striving to improve in theory. Hope it is not just promises!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Antoine Heritier

Address: 17 farm ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello

I strongly object to the proposal due to big negative impact on the environment - overpopulation of the neighbourhood with already strained resources and infrastructure like roads, schools, medical services, etc.

It is also very much out of character of the surrounding area which will have negative impact on direct neighbours. Hope environment protection is not just vague promises in our council.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr François Heritier

Address: 17 farm ave Lindon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible impact on the neighbourhood resources and infrastructure and also on the environment! Completely out of character! No more empty promises in Barnet council! Wake up and stop being hypocritical about serving your residents and protecting environment! We need your senses to come before your wallet!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Vadim Heritier

Address: 17 farm ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strain on resources with this overbuilt project - roads will be even more congested, pollution will increase immensely, already stretched services will be overwhelmed - schools, medical services, etc.

Out of character

Really bad impact on the local environment

Please stop it!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kiya Gervis

Address: 23 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object these plan. The proposed building plans are distressing and will have a devastating effect on the local area.

The high-rise tower blocks will loom over our low-lying area, creating an out of place eyesore and shadow over our community. If allowed, this development will also create a precedence of high-rise buildings in this area, which we do not want!

I am most concerned about it's effect on the existing infrastructure. Cricklewood already has new developments in the works and the infrastructure will not be able to cope with this addition. The surrounding area will struggle to keep up with demands on services such as schools, GP's and transport and it will add to the already awful traffic which comes to a standstill often. This land could be used in a far more beneficial way for the community.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ellen Alexander

Address: 30 Caedmon rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Megan Dawes

Address: 30 Caedmon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sandra Ra

Address: 53 dewsbury road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height and scale of this construction is what I greatly object to. The height of the blocks will cast shadows and shade for miles, causing blocked light. They are also unsightly and do not fit in with the area at all. They are an eyesore. Also how will the thousands in these new tower blocks be catered for with local services eg schools, tube, green spaces??? It will make the area even more overcrowded and congested than it is now. Scrap the tower blocks! They will block light and views for miles affecting tens of thousands of Brent and Barnet residents

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Oswald

Address: 5 Lichfield rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are losing our medical centre and our local infrastructure is crumbling the train is dangerously overcrowded and yet the new occupant of these unneeded luxury flats will need the shops and services being distorted!

The height of the buildings will block the sunlight to my home!

They are totally out of character for the area!

We need good quality low cost housing! But this proposal is not it.

The developer has sat on chunks of property for years, allowing the buildings they own to crumble, holding us in limbo, until they proposed this scheme. Which has already had a negative impact on residents.

This volume of people arriving and living here will break all the service we have! And I see no plans to support or enlarge any of our basic provisions.

I know this will be pushed through. And I cannot object enough!

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Francoise Andre

Address: 59 Chambers Lane Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just looked at the Urban Design Study.

Many of the photo shots in the study appear to have been taken at waist level and do not seem to accurately reflect what an adult will see from the view points if this project is given planning permission in its current form.

The planned blocks are far too high and will have a large negative impact on the area. It will look as if a mini dockland has been planted in Cricklewood.

I completely understand the need for new housing. However, such a high and dense development is trying to shoe horn many new residents into an already crowded area. It should be remembered that the majority of houses in the area have already been divided into flats.

Cricklewood is already overcrowded. This huge development will just place further stress and congestion onto roads and school that are already creaking under the strain.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Belinda Turner

Address: 51, Teignmouth Road London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I understand the need for more housing , and accommodation for families and young people , I simply can't understand the reasoning behind a development that contains a 25 storey building . You only have to look a little way down the Edgware Road to see a new development , that provides a lot of accommodation, has a lower sky line ,is more in keeping with the surrounding existing residential and commercial properties. This 25 storey building dwarfs everything in the surrounding area . Could it be that 'Cricklewood' doesn't deserve a decent project ,with decent design in the eyes of Barnet council ? Just put as many people on top of each other to meet the quota of "housing" needs . Never mind the people living in yet another high rise block with all the fire risks , (remember Grenfell) elevator breakdowns and all that goes with these outdated schemes.

Please reconsider the height of these blocks and let's have a Cricklewood regeneration we all can be proud of .

Yours sincerely Belinda Turner

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr dan durban

Address: 54 caddington rd london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholeheartedly object to this application which is not in keeping with current neighbourhood. the infrastructure is stretched already, and this will put further pressures on the system. main objection points below

-Loss of light or overshadowing (this isn't just a high wall - it means loss of light to the extent that you don't get enough natural daylight to see by).

-Overlooking/loss of privacy

-Adequacy of parking

-Highway safety

-Traffic generation

-Noise and disturbance resulting from use

-Layout and density of building

-Design, appearance and materials

-Road access

*over development

-insufficient garden or amenity land

-lack of private space

-excessive bulk or scale

-introducing unnatural features

- spoiling natural or existing contours
- incompatible with the design of existing buildings
dominating nearby buildings
- conflict with the pattern of development
- poor relationship with adjoining buildings
- visually damaging in the landscape or in the setting
- conflict with the character of the area
- *road system is inadequate

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeermy Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too tall and massive for the area, with insufficient provision of transport for the increased density of population.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed construction will be a blight on the landscape and skyline. It will be a huge drain on the already stretched resources in the area. It will increase both traffic and pollution. I strongly object to it.

Kind regards,

Gillian Seigal

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Barron Williams

Address: 117 Sumatra road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The infrastructure is not there to support the amount of residential units. Transport, schools, doctors etc.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Anna Ferrie

Address: 24 Dean Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to this proposal because it would be extremely detrimental to the local area in many ways .

The scale of the development is far too large and would result in numerous different problems .The immediate area is a bottleneck already and is often extremely congested with traffic and pedestrians , it is one of the main routes into London and has a railway line and some narrow pavements . This development would generate much more traffic and would make it unpleasant and unsafe. Many hundreds of schoolchildren from the nearby large secondary school use Cricklewood every day for its many transport links as do lots of other families from local primary schools.

In addition the increased number of new residents would mean amenities such as health and social care and schools which are already under pressure would not cope with the influx of so many people.

Another objection is the height of the tall blocks . They are completely out of keeping with the surrounding buildings and would be an eyesore that overshadows the area and could be seen for many miles. For people living nearby or the many that pass through Cricklewood the blocks would be domineering and oppressive. 25 storeys on the brow of a hill is far too high in an area which consists of mainly 2/3 storey residential streets, recent new housing developments in the area are often more like 5 storeys.

The development would be detrimental to the environment - it is far too dense and does not include enough open green space with trees either for the new residents or for local people to enjoy. Cricklewood is already a very deprived area with no major public park and with extremely limited open space .

Although the area could do with some improvement and regeneration this proposal provides no benefit to the community, quite the reverse.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Michelle Roach

Address: 38 Brent Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to object to the planning application for the construction of commercial buildings of up to 25 storeys high with car parking. I disagree to this construction as it would dominate the skyline of the area and, allowing the flats with access to cars, would bring overcrowding of traffic onto Cricklewood Lane and the Broadway which originally was constructed for trams and pedestrianised. If the buildings were in keeping with the surrounding houses and restricting the use of cars this would be more acceptable. However, the current ThamesLink train service is overloaded with passengers and in rush hour it is unable to board the trains.

Having more cycle parking would be acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hunter Evans

Address: 116 Cricklewood Lane Flat 5 Omnibus House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I do not necessarily disagree with the development as a whole, the one major thing I object to is the proposed 25 storey building. This is a ridiculous number of floors, and would not only be a total eyesore for the whole area, it would also be extremely prominent and not in keeping with the skyline of the surrounding area. It would cast a huge shadow over the local area and would be a real shame. I believe something more around 12 storeys would be much more appropriate.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carol Dix

Address: 28 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans look without merit and ill-thought-out. Why would you want to build such high density and such overly high buildings that will block out the natural light? We've already got the Brent Cross Town coming and so much over-development. Where are the schools, GP surgeries, extra hospitals? You seem determined to destroy the same Cricklewood that you've been steadily improving.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cristina Alcaide

Address: 107 OLIVE ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I agree with the development of the area in general, I strongly disagree with the proposed project that includes buildings of a height that do not keep harmony with the surroundings of the entire neighbourhood. An example is the building that was built close to virgin active, which is in line with the surroundings.

Beyond the visual damage to the centre of the neighbourhood, the population density that the height of the towers included in the project imply would also put excessive pressure to the area services, including schools, GP surgeries and other support community services.

I am willing to consider a project that substantially reduce the height of the towers and aims to blend with the surroundings of the neighbourhood, mostly made of lower height buildings and private residences.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret McLaughlin

Address: 124 Estcourt Road Warford Hertfordshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not feel that this right for the community.

There already has been a new estate built on Claremont Road a few years ago.

This will also impact on local schools.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Siobhan Cloran

Address: 50 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is going to have a huge impact on an already busy and full area. There is not enough car parking space, schools, doctors, dentists etc to accommodate this many people. Bad for the environment.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Laura Sheridan

Address: 88 st james rd Watford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This cannot happen. Working in a school nearby the catchment area for our school will be seriously effected. This will also affect traffic which is already terrible.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Joseph

Address: 68 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned high rise tower blocks will be completely out of keeping with the character of the neighbourhood. They will block light and tower in an oppressive way over the residential skyline. Additional traffic congestion created will significantly increase on all roads in the area. Where is the planned social housing, medical facilities, schools, play areas etc etc. ?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Scott

Address: Flat 8 14 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:even though further documents have been submitted I'm still against the size and height of this development. I'm am in favour of new housing but do not see how the height of this design and density can be justified. reading the new traffic impact report I can not believe that it will only add 2-3 passages to the bus route. There is no tube station at Cricklewood with kilburn jubilee line as the nearest station so surely there will be a huge rise in passages at rush hour in both directions on the 16, 332, 32 bus route.

yes, there is Cricklewood thameslink nearby but only a handful of thameslink trains are stopping trains with most passing straight though as fast trains so this would not be a major point for new passengers from this development to start their trip into town.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rosemarie Philip

Address: 41a Churchill road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this. After Grenfell how could any council even think about putting people in high rises....

Also the loss of b n q will be a list for the area in terms of accessibility and possibly job cuts.

Cricklewood is already over crowded. The imposition of more housing will increase the traffic flow and pollution for someone who is asthmatic this will be problematic for me. I therefore strongly disagree.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kathy Sheridan

Address: 11 Colin close Colindale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Barnet council, enough is enough in the Borough.

I live in Colindale where thousands of flats have been built with another 1300 to come on the Sainsbury's site alone. The whole borough is resembling New York without the transport, parking, outdoor space, doctors and school infrastructure for the amount of residents.

A lot of the flats are substandard and too close to each other with people virtually able to look into their neighbours homes.

PLEASE START USING COMMON SENSE

Walk around West Hendon and Colindale to see the effects of this mad building regime!!!

PLEASE LOOK PROPERLY at every aspect including litter, street cleaning and highway maintenance.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Leila Taheri

Address: Flat 4 woodlark Apartments London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comment:1. Traffic is already atrocious on the A5. The traffic provisions outlined in the proposal are utterly inadequate given the number of new residents this project would introduce.
2. These buildings are out of keeping with the area. Introducing ugly high rise flats will contribute to the area's neglected and deprived aesthetic.
3. Infrastructure. Cycling routes are non existent. The lack of parking will mean a battle between cyclists and pedestrians.
4. Social housing. It's unacceptable that the project does not include some social housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ashley Perry

Address: Xx London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Perfect place for this density. Please approve.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Vanessa Hodge

Address: 9 Linacre Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It should not be allowed to go ahead it's too big, out of proportion to surrounding area. Insufficient infrastructure to cope with increase in population.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mike Selby

Address: 27 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developers' weirdly (and desperately) lyrical descriptions of these buildings - they are, after all, mere bland, oblong concrete blocks, not artistically wrought golden ornaments - do not disguise the plain fact that these gigantic monstrosities are wildly out of place in the resolutely low-rise, mainly Victorian-to-30s area for miles around. The development will dominate - indeed, obliterate - the skyline for residents in all surrounding streets. The huge additional pressure from the 1000+ occupants, on local facilities and amenities, as well as on road and rail travel, will be a blight on Cricklewood, not a blessing as the developers seem to wish to paint it!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Leslie Stokes

Address: 9 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an absurdly out of scale development of poor architectural value. It will dominate the area and be seen over the top of existing houses from all sides. In particular, the height of the tallest block will cast shadows and be genuinely intimidating. It's simply not acceptable to impose such a housing scheme on a generally low level neighbourhood. Cramming in thousands of people in an area that doesn't have the services and infrastructure to support them is a dereliction of planning duty and would never be condoned in other areas of Barnet. New housing is important but housing schemes shouldn't reduce the quality of life for existing residence and devalue an entire area. It's so obviously awful it's hard to believe that it's a serious application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Justine Redfearn

Address: Flat 3. 166 Walm Lane Willesden Green LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development too high density for the area.

25 story tower blocks will be ugly; out of keeping with existing architecture and block out light.

Local transport / community infrastructure cannot support the number of homes

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Ruth Day

Address: 1 Henson Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already busy enough, traffic/people/pollution wise.

It will just cripple an already bustling area.

Plus architecturally the buildings will dominate and change the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lana Novodvorskaya

Address: 30 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally outrageous that such a project can be deemed appropriate for our neighbourhood. Totally out of place, monstrously big and tall blocks which will cause a lot of pressure on local services and amenities. The traffic on Cricklewood Lane is bad enough. There will be added pressure on schools, GP practices, traffic with the added number of homes in that particular spot.

Absolutely against it. The buildings should not be exceeding 5-7 stories not to ruin the authenticity of our neighbourhood

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Vadim Karp

Address: 30A Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am against these plans as the project is overbearing, inappropriate with little regard to the well being of local residents. Such tall buildings are out of place, will cause added pressure on roads and local services

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Woods

Address: 11 Leigh Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development. It is too large and overbearing for the neighbourhood. Totally out of proportion in a mainly row rise area. The infrastructure - transport, schools, medical - is simply not there to support it. The area is already overcrowded and polluted, especially by traffic, and this will only add to the problem.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms RR REID

Address: 53 Churchill road Willesden

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Too many new inhabitants without local infrastructure to support them.

- As we know, it's a habit of investment landlords to buy these properties as buy to let homes. Given that rent is so much more expensive per month mortgages this is of no help to those in need.

- The design is totally out of keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pauline Cheeseman

Address: 62 Menelik Rd West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This over-development is outrageous. It will badly affect the lives of residents in a huge surrounding area. It is far too high, far too many homes, and will place great demands on transport, education and health services. The flats on Mill Lane and West End Square on West end Lane at 12 storeys are a blot on the landscape, this development is far higher and more dense. It makes no sense except for greedy developers. Please! Build houses preferably, but if flats then no higher than 8 storeys.

I strongly object to this development, and suggest the developers go back to the drawing board and come up with a far more reasonable proposition.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Chris Boyce

Address: 95 wymering road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A superb reuse of a poorly used site which has been in need of development of this scale for years. I fully support the scheme and the density proposed as well as being strongly in favour of height and massing. Public realm and high quality facade design is critical. I look forward to seeing the development delivered.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Alexandra Gruebler

Address: 36 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The high rise buildings are too high and too dense . They would overshadow all of cricklewood and beyond . The increased traffic would be hard to bear for the community and make life very difficult and noisy and polluted for everyone.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Skyler V B

Address: 74 Villiers Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I'm supportive of replacing the existing retail park with smart, modern housing, the current proposal for blocks of flats is far too tall. It will change the character of an area with low rise housing. The plans don't allow for sufficient parking for the number of new residents, leading to further congestion in a congested area and pressure on already stretched local amenities. Not to mention a potential right to light issue for those living nearby.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Selby

Address: 49 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development which will be completely out-of-character with, and will dominate and overwhelm the surrounding area. This is a totally inappropriate development. The proposed tower block will be of excessive height and the additional strain this development will put on the infrastructure of the area is unacceptable. It will have a seriously-detrimental effect on the character of the neighbourhood and will compromise its enjoyment by the existing, many very long-term residents of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sharon Heyman

Address: 49 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development will have an extremely negative effect on the existing community of Cricklewood and surrounding areas. The unsightly tower blocks will be visible for miles around and will severely diminish our enjoyment of the area we have lived in for the past 34 years. Whatever happened to the premise that tower blocks are an unhealthy way of living and should be phased out?

If this project were to be allowed to go ahead, the area will suffer from considerable additional strain on its infrastructure, particularly in terms of traffic congestion and parking.

I strongly object to the proposals.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms nicola lavictoire

Address: 140 ivy road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overbearing, we have the whole current regeneration all the way to Brent Cross and this development is way too big and tall, let's learn from Grenfell and build low-storey housing incorporating safety and less impact on the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Siobhan Gibbons

Address: 19 Hersant Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have enough sky scrapers that have been left to fall into disrepair. We were promised no more. they are not safe anymore no escape routes they block the landscape. Enough

We need safe affordable housing We are not americans

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maree Shaw

Address: 55A Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is out of keeping with the Cricklewood area. It is overwhelmingly high density in an area that is low rise and well established. It is overbearing from many vantage points and nothing in the Cricklewood area is this tall or dense. There is a lack of social housing which would be the only reason to favour a development such as this. The plans are vague and generic and the photographs and drawings may not even represent what will be built. By their own admission the developers transport assessment had major errors and frankly their update is unrealistic and would not reflect the reality for current residents and transport users. How the council could possibly consider such an ill thought out development in an area that is completely different to the proposals is beyond comprehension. And as a resident of Brent we will have this development imposed on our town centre at the behest of another council and their priorities. I sincerely hope that constructive comments from the people that actually live in Cricklewood are taken notice of. We are not opposed to regeneration or redevelopment but it needs to be in keeping with the wishes of local residents and the existing community and its infrastructure and not something that is completely out of character, overbearing and overwhelming and which would not provide housing for people who live in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stuart Matheson

Address: 74 Lauriston Road A London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tobias Wood

Address: 12 Hall Oak Walk Kilburn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of scale for the area. It provides no new facilities and will overload local transport, both public and private.

A smaller scale development including amenities and public improvements would be welcomed, but the current plan should not be permitted.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kamini Corriette

Address: 36 B Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the planning application for the B& Q site.

Cricklewood is a very congested area and the streets are quite crowded and it is very built up and the traffic is horrendous. It affects our lives and parking is very restricted. There isn't any green area and if this building site is granted we would be overwhelmed by these tall buildings and every one living on top of each other. The town centre has tried to create a neighbouring hub and all that work will be a waste. Please rethink the planning application.

Thank you

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Paul Barton

Address: 21 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a need for sympathetic and careful redevelopment of the area but this is not it! The proposed development is simply far too big and will have a serious negative impact on local infrastructure which is already struggling to cope with the current local population. I have lived here for >25 years and the increase in congestion and strain on local services over this time has been very significant and very real. The proposed development would result in further major increases and appears to offer very little to enrich the local neighbourhood. I would personally welcome a much smaller and more sympathetic redevelopment with better use of the space for the community (green / open / walkways / cycle infrastructure) and with a low-rise profile that is in keeping with the surrounding architecture.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Levi Greene Barrett

Address: 51 Sumatra road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible plan ruining the character of the historic neighbourhood... the ugly towers add nothing to the area and detract from its heritage. I strongly object, the additional housing will put strains on the neighbouring borough as its town centre would be in Brent.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanna Hanley

Address: 67 Chichele Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to object to the new plans for the following reasons.

Firstly, the buildings are absolutely huge and so incongruous - just far too high, huge skyscrapers in the area will look ridiculous and ruin the views for so many residents (I live on Chichele Road). Why can't the buildings be low rise - so much more pleasant for residents (living there) and residents in Cricklewood?

Secondly, the buildings are packed so closely together - with very little space around them, no thought that residents living in these flats might like / need some green space around them.

Thirdly, why won't the development provide any social housing - this is just appalling - so many people need housing. Most of these flats will be bought by investors and then rented out. Why isn't Barnet insisting on providing social housing.

Finally, the amount of new residents will cause even more congestion in the area (whilst car spaces will be limited), the amount of delivery vans (Ocado, DHL etc) will be huge and the roads are already a nightmare, plus the pollution will be just awful.

As always, the developers are just thinking about the profits - why can't they build low rise flats

(there's lots of space to provide many homes), which will be much more in keeping with area. It will be more pleasant for the new residents and there should be lots of delivery bays too. Also, please insist on SOCIAL HOUSING

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Imran ahmed

Address: 18 Pine Road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This new development is too big, Cricklewood is majority of 2 floor homes, having up to 23 floors is an eyesore and out of keeping with the area, it is detrimental to the character and appearance of the street scene and wider locality and people looking into neighbor's gardens. The design is out of character for the area. The maximum number of floors should be 10 in all buildings with no parking available on near by streets for those residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Belinda Sinclair

Address: Flat 1 166 Willesden lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this is a terrible idea. The buildings are too tall and totally out of keeping with the rest of the area. Cricklewood is already crowded and the traffic is already pretty bad, this plan will increase people and traffic to an unacceptable level. I understand also that there will not be any social housing, so the only people who will benefit will be the construction companies and developers. This is obviously purely for profit and will damage the area irreversibly

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Christopher Worrall

Address: 25 Ivy Point 5 Hannaford Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a great location with incredible transport links. Height is too low on the tallest building as views of surrounding area would be incredible and will allow more people to live in an area that does least ecological harm given proximity to London. The design is fantastic and lends well to the character of the area. Please support!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Carré

Address: Flat 306 83 Crampton Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support this application as a young Londoner who would like more high quality housing to be made available to London citizens. This is a strong and attractive design that offers a pleasing addition to the area of both new homes and commercial space. I welcome more mid-rise development such as this one and urge the council to support the application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Nicholl

Address: Flat 8, Cedar Court The Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am delighted to see such an ambitious scheme here in Barnet. I moved to the borough a few years ago and would love to set down roots here: unfortunately the housing shortage makes this difficult. A development with so many homes going up just down the road would make a palpable positive difference to the quality of life for new arrivals in the borough and would raise the chance of my partner and I being able to buy a home soon.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Veronica Roberts

Address: 7 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in Campion Terrace right next to the B&Q Car Park. These plans show a massive over-development of the site. Please - halve the height. Create more open space. Radically reduce the number of units. Looking at the plans, and viewing the visual representations, reveals that the developers have taken none of the objections we the local residents submitted last year. This development is just one of many. Take a birds eye view and see others in the immediate area - the Matalan site and Hassop Road, maybe the old Galtymore site as well. We live between all these planned developments. If this plan goes ahead it will destabilise the area completely. Of course, urban areas must evolve and change, but this proposal is overwhelming. The pandemic has reduced the appetite for high-density units in areas with no green spaces. Public transport is already choked, and local GPs overwhelmed with too many residents to service. Yes, build, but something more suitable, 8 storey blocks, balconies, space, and parking, because whatever you think it will be needed for all manner of reasons other than residents vehicles. Please, please listen and consider the human beings living here as well as the ones who might live in these proposed blocks and who will require a certain quality of living and breathing. Thank you.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Russell Curtis

Address: 89 Margaret Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: London is in the midst of a housing crisis and we desperately need high-density housing in sustainable locations close to public transport. Barnet needs to do more to contribute to London's housing supply, and therefore schemes like this should be supported.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Light

Address: 41 Victoria Road Hendon London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is not sufficient road infrastructure or schooling places to support such a large influx of residents. The tower blocks will blot the landscape for mile.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Phillips

Address: 9 Byfield Road Papworth Everard Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too big. Too ugly. Inappropriate. Dwarfs surrounding houses.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Elliott Banks

Address: 35 Mapesbury Court Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development would be visible and is close to my property. The height of the buildings would change the view from my property but I do not believe this would be detrimental to the wider area. I support this development as it will provide much needed housing stock in the local area, it is well serviced by Cricklewood Station, numerous bus routes and it is close to local amenities.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Patricia John

Address: 22 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously objected to the original planning application for the B & Q Broadway Retail Park and the addition documentation to the proposal in no way changes my views or objections to this monstrous application.

No consideration has been given to the surrounding areas of low level buildings when proposing 15 - 25 storey buildings on an elevated height level plot. Barnet has already approved a groundbreaking 9 storey building for the CoOp site and this development should not exceed this height. Barnet should be protecting our neighbourhood and those who will be overshadowed and deprived of light by this proposal.

My family live in The Terraces Conservation Area and this proposal will adversely affect us and many other neighbouring streets and their residents. Views will be impeded and blighted for miles around. Brent Council's approval for the development of the Matalan site is for a 7 storey building maximum height (reduced from 9). They clearly considered the views of local residents and Barnet should do the same.

1100 residential units will add thousands of people to an already groaning infrastructure in this part of Cricklewood.

I strongly object.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve Tangri

Address: 85 Park Avenue North London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I cannot understand how this plan can be seriously under consideration. At the present moment the area is heavily congested with traffic making its way to/from the M1 and North Circular roads. Can you imagine the drastic situation whereby these intended 25 storey buildings housing 1100 flats are built? How will the local infrastructure going to cope with the high volume of people that will be living here? The buses and trains are heavily overcrowded as it is at present. Add all the people that are living now further down the road past the bus garage that have just been built, where there are about 4/5 tall buildings here, with more area flattened ready to build more high rise buildings!

What this area needs most is an area of good shops, leisure centers and infrastructures for people to enjoy now. Overcrowding will mean the area will become a ghetto -places for people to live but not enjoy. Even a large park area with local shops and coffee bars and eateries would be so much welcome!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Noella Pirie

Address: 65 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal for several high rise blocks will ruin the current landscape of the area. Congestion will increase in an already heavily congested area., and this in turn, will have an impact on air quality.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Henry Dashwood

Address: 62 Cathnor Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A fantastic scheme that will make it possible for thousands of people to live where they want to in a sustainable way. Could be taller in my opinion.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Emily Blackwell

Address: Langford House Lower Langford Bristol

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this development as there is a housing crisis and residential homes are desperately needed. The plans are not detrimental to the existing environment.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Martin Raftery

Address: 19 Asmara Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This Proposed development is completely out of character with surrounding building, it is far too high and the local infrastructure will not be able to support the large number of residents. Furthermore the Cricklewood Lane/ Lichfield Road junction is one of the most notorious traffic bottleneck in this part of North London and with this dramatic increase in local residents traffic will grind to a halt. I object to it in the strongest possible terms.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Arie Gilbert

Address: 84 Anson Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since I last wrote about the application a number of additional documents have been submitted - but these do not change significantly the application. As such, I object to the application on the following basis:

- The heights of the buildings proposed: These should be limited to the height of the surrounding buildings - the proposed heights are just silly and should not even be a basis for negotiations
- Traffic: The proposed amount of flats will significantly increase traffic on the main routes and needs investment to offset this. I believe that using some of the land to build an additional through route across the Edgware Road to Claremont Road would resolve this issue and also reduce the overall traffic flow through Chichele Road to Cricklewood Road

With some sensible thinking on the above and in depth reviews of the building density, amount of commercial shops, level of council housing and parking spaces, a reasonable overall application could be made in the future.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Welsh

Address: 102B Ivy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be great for the area. Lots of people are complaining about the look of it but it would be orders of magnitudes better than the sites that are currently there with lots of alcoholic loitering. The increased habitants would inevitably bring good quality stores to the area and provide it with a much needed uplift! Couldn't support this more!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Dorrell

Address: 33 Victoria Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development provides much needed homes in an area with good public transport links.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Dorrell

Address: 33 Victoria Crescent Tottenham London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development provides much needed homes in an area with good public transport links.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Louise de Ville Morel

Address: 3 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development, it is out of proportion to the surroundings and the oversize buildings will be a complete eyesore - a visual accident with no benefit to the area. The description that this will be a local landmark is laughable, the design totally dominating and overbearing.

Too tall, too densely populated and completely out of place. Compounded with no social housing and very little green space, it will put immense stress on the local facilities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katie Law

Address: 12 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The greed of the few, ruining the lives of the many.

For the record, I still object to this application in the strongest possible terms.

Isn't it interesting that the vast majority of those supporting this application have postcodes nowhere near Cricklewood? Susan Dorrell, for instance, supports the application twice from South Tottenham - presumably using two different email addresses. A desperate PR push by the developers perhaps?

Please be very clear on this: of the people who would have to live near this monstrosity, over 99% object to it.

Residents of the towers would have views directly into each other's flats and very limited daylight. Every breath they took would be heavily impregnated by traffic pollution and the remnants of your neighbours' covid virus. Their "green space" would be less than the size of a handkerchief each, no room for the kids to play, nor any ability for nature to thrive in the concrete abyss stretching to the skies. A permanent cacophony of noise emanating from the thousands of people crammed in to the towers, like battery hens. Social distancing - what's that?

Cricklewood residents would have their sunlight blocked by this blockade of towers; traffic would be permanently at a standstill pumping out exhaust fumes; there would be fights to board buses and trains; overcrowded pavements of choking pedestrians; and no ability to get a GP appointment or a school place.

Pre-covid this development would be pure vandalism of a historic township and the ruination of thousands of people lives. Post-covid, with continuing and ever novel viruses becoming the norm, this development would be nothing short of corporate manslaughter on a grievous scale.

Barnet Council had better listen to the people of Cricklewood and act to stop this massive over development, or their negligence is likely to make them criminally complicit.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jason Cole

Address: 33 Chichele Road Flat 2 London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am very much in favour of the proposed new square as shown in the drawings as there is currently no public space like this in the area. I am only in favour of the development if this is built (not some compromised version half the original size). The blocks do seem tall but I think on balance it would be beneficial to the area as long as we get the landscaped square which the area is crying out for.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Wagman

Address: 60 temple fort Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Need more housing looks very cool and is a very good development for Barnet

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jessica Cohen-Murray

Address: 168 Winns Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a beautiful development providing much needed, dense housing. The location is perfectly situated next to public transport (Cricklewood station), making it environmentally friendly.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Anya Martin

Address: Flat 7, UNCLE Apartments 3 Park Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident who has lived in a couple of places not far from Cricklewood for the last few years, and often passes through the area, I am delighted to see this proposed development. We have a desperate shortage of housing in London and the impact on affordability for renters such as myself has been devastating. More homes will help to reduce prices, increase the range of options on the market and this development could help to rejuvenate the area. I am saving to buy a home and I have been considering Cricklewood - these are the kinds of flats I would be proud to live in. Perhaps in a few years time!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gareth Bentley

Address: 107E (entrance on Bramston Road) Wrotesley Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I broadly support this proposal as this area urgently needs more high quality affordable housing. I would prefer the council to be demanding more social and affordable housing as part of the conditions of the development, but this shouldn't stop housing being built.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Liz Williams

Address: 109 Anson Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: City designer's latest additions to the planning proposals for the development of the B & Q site are not reassuring. The articulation added to the buildings makes them more real, but does not diminish their size. The mock-ups make the scheme look even more of an inner-city high-rise streetscape that from many views appears to be a solid 8-storey wall with towers above. Views from the Lichfield Road/Westbere Road junction, and looking up Ashford Place are key here. The proposals continue to be oversized and completely alien to the rest of Cricklewood. (Barnet's own tall buildings strategy 2019 indicates buildings in Cricklewood to be between 6 and 14 storeys.) The loss of the much-valued B&Q appears to be inevitable whatever the development, but as well as having to drive away to find diy and garden stores, local residents will suffer from the disruption of construction traffic, noise and dust that will be greatly prolonged by the gross overdevelopment proposed. And in the longer term, will there be ANY benefit to Cricklewood residents? The three-dimensional view from the south west does not make the case for attractive public open space. The best patch of green shown is the existing Kara Way playground which is not grassed. Few trees or planted areas are indicated which is not encouraging. There is no progress noted on the opening of tunnel to the station but instead the report acknowledges future overcrowded pavements by proposing a barrier along the pavement under the railway bridge. Current on-going disruption to the centre of Cricklewood does not bode well for future development either. Permission was given (presumably by LB Barnet) for the closure of Cricklewood Lane to westbound traffic for a whole year for the demolition of the corner building on

the Edgware Road, yet no work appeared to take place for three months. This does not encourage confidence. I object to the proposals.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jamie Bolt

Address: 8 Minster Road London

Comment Details

Commenter Type: Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I would like to know if the cost of living will be impacted by the building of a residential complex on Cricklewood Lane. Many residents in the area are poor. Will services, rent, and new businesses attracted to the area, make living more expensive?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having read the new Urban Design Study, nothing in it makes me change my previous objections to the proposals. The whole application is based on the assumption that it's OK to apply city-centre heights and densities to a local town centre. Of course housing is needed and densities will need to be higher than those around, but this can be done in a way that avoids cramming on far too many flats necessitating very tall towers placed too close together.

The new images are a more realistic representation of what the buildings might look like if built, but make it easier to see just how tall they are by counting all the windows and jutting balconies. The words that accompany the images appear to have been written by a design-trained advertising copywriter desperately trying to paint out minor criticisms of the scheme. Remember that they are not doing an independent critique of the proposals on behalf of the Council or the public, but employed by the developer to mitigate some adverse comments in the application documents. Remember also that an Outline Approval would not tie the developers to any particular detail design shown so far, merely to the heights and massing.

Like so many other people, I find these buildings far too tall, far too dense and generally overpowering to the buildings and streets around them. They would fortunately be invisible from much of the Broadway, but will dominate Cricklewood Lane on both sides of the railway and from Ashford Road, Depot Approach and Kara Way. I feel really sorry for the residents of the small roads close by the site, but all Cricklewood residents will be affected in their daily lives.

I find the notion of a landmark building for Cricklewood incomprehensible and meaningless, and it

pulls attention away from the historic centre of the Broadway and the Crown. The whole development is attention-seeking and disrespectful to Cricklewood and its residents, from Camden and Brent as well as Barnet. Please reject this proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Antony Gray

Address: 51B Dartmouth Road - London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is wildly out of proportion to the local area. It is a monstrosity in visual terms, and a disaster in the impact it would have on local services and facilities. No allowance has been made for social housing and this should disqualify it outright. But the major objection must be to the scale and height of the development. It is fundamentally, and adversely, affecting the established character of the local area, and would add a population density that is unacceptable and unsustainable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Katalin Illes

Address: Flat 1 York Mansions 44-46 Chichele Road

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: High rise buildings would ruin the skyline and character of the area. It is already a densely populated part of London and adding 1100 flats would negatively impact on the quality of life, pollution levels and safety in Cricklewood.

I strongly oppose this development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Naomi Hoffman

Address: 80 Moore Court Station Grove Wembley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this on the basis of frequently visiting friends regularly in the area which is already congested with traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Susan O'Reilly

Address: 7 Crossway Chesham Bucks

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an already overcrowded, heavily polluted area (traffic fumes, Donaghues builders yard) with very little green space or trees to counteract the pollution. Traffic in the area is heavily congested already and this will make it worse. 1100 residential units need proper infrastructure and associated services as those in the area already stretched to breaking point. As head of St Agnes School (local) I am concerned it will greatly affect our catchment area as it will reduce significantly possibly disadvantaging other catholic families.

In days when mental health is so important, I do not think housing people/families in blocks is promoting positive mental health.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marcus Bonfanti

Address: Flat 4 Chronicle Heights 154 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the building of these new high rise apartment blocks. Having been a resident of Cricklewood for the last 7 years and before that spending most of my adult life in Brent and Camden I don't see the merit of these blocks and also think their design is about as generic and unimaginative as I've seen. Cricklewood has a specific architectural style which is slowly being destroyed by these new buildings that loom over the neighbourhood. This area is a fantastically culturally rich area but its local amenities are already stretched due to the building of many new apartments further up the A5. I do not see how these apartments will help with that issue. I will strongly oppose these plans in any form that doesn't take the area into consideration. I feel it arrogant and greedy on the part of the developers. I would be happy to speak with them on how this project could benefit everyone involved and enter into an exchange of ideas but in its current form it clearly doesn't work for this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sophie Gale

Address: 45 Grants Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The existing infrastructure (Dentist/GP/schools) in this area is already stretched.

This development will greatly increase traffic and the stress on local services. Already this area is in a area of very high pollution.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maria Revilla

Address: Flat 5, 1Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The density of the buildings is very different of the exiting neighborhood. This kind of towers breaks the identity of the neighborhood. I think the scale of the building should be revised .

Thanks

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Wieder

Address: 40A Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly disagree with the plan in place. The density of the buildings is very different to the existing neighborhood. This kind of towers breaks the identity of the neighborhood. I think the scale and number of buildings should be revised at the very least.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Arabella Underwood

Address: 41 Grants Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is not the right infrastructure in place to support this development, we are already overcrowded and underfunded

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Underwood

Address: 41 Grants Close Mill Hill East London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is not the right infrastructure in place to support this development, we are already overcrowded and underfunded

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Raymond Clargo

Address: 1A Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is much too high for the area, also it would darken the area, plus Cricklewood would become over populated.

I objected to this first time around.

TOTAL OBJECTION

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sharon Ramsay

Address: 3B St Mary's Road Harlesden London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as I visit my son and this family in this area and the traffic is already unacceptable, it's already highly congested this will just add to the traffic congested making it difficult to continue to see my family

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Aneta Stamenova

Address: FLAT 2, CHRONICLE HEIGHTS, 154 OLIVE ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already overcrowded and heavily congested. The tower blocks are in complete contrast with the surrounding buildings.

I am concerned that this development will put at a great disadvantage at many levels the people living in the neighbourhood, and it will undoubtedly have a serious negative impact on their overall well-being and quality of life.

I strongly oppose this plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Wood

Address: St Marys Road Flat 2 St Marys Mansions London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully support this project. Flats such as these will help relieve the ongoing housing crisis in London. The location is also next to Cricklewood Station, making it ideal for high density housing. Using the land for flats would be far more useful than as a B&Q car park.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dave Shaw

Address: Flat 14, Coleby House, 2 Woodley Crescent, Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 25 stories is way too high - a total eyesore and totally out of step with the rest of the locality (across all 3 boroughs). The height of this building needs to be seriously reduced in order to be in keeping with the look and feel of the town.

Moreover, what additional transport infrastructure is planned to give better public transport facilities? The Thameslink services were already rammed in rush hour (pre-Covid) and an additional hundreds of people trying to squash on to these trains is not safe. Perhaps the plan is to have more trains stopping at Cricklewood per hour? The new station will not benefit those living on the Cricklewood Thameslink side of the development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anastasia Koshchiy

Address: 30 Cotswold Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi, I live in the neighbourhood and would love B&Q to stay where it is. There is a lot of traffic already and no parking in that area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms liz corrigan

Address: 29b Buxton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this application because of the extra traffic, noise, pollution, air quality reduction, congestion, increased pressure on services like public transport (already crowded), GP's, dentists, schools, green spaces. This planned development will impose on an already congested area. There is a constant traffic tailback at Cricklewood Broadway as it is.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Terence Rozario

Address: 6c Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are no plans to have 40% social housing on the site. I think this is so wrong and that is what the local area needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms belinda syme

Address: 14 sheldon road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Who exactly is this Development for? Considering Grenfell, why would anyone want to live in a tower block ever again? Overlooking a railway line...

2. As it stands, road traffic congestion/pollution is appalling. The main rail link is from Cricklewood station. The current transport options are full to capacity - try getting a place on a peak hour train to Central London. Will the City of London post-pandemic still be the main work destination? Who are these flats for? Not 'affordable' it seems...

3. The towers are way TOO TALL. The development way TOO DENSE. 6-8 storeys would be a reasonable limit. Tower blocks will neither compliment nor enhance the area. They are overbearing and will cast shadow over large swathes of existing residential areas. The afternoon shadow at the end of March is horrendous for residences east of the railway line.

4. Where is the public infrastructure IN BARNET to support this influx of population? Or will they piggy-back on Brent and Camden?

I don't think anyone is totally against developing the B&Q retail park into shops, residences and outdoor parks and gardens. It is just the proposal is way too dense, and overbearing with massively bad impact on amenity. The community has been working very hard to make

Cricklewood a nice place to live, then potentially, only to have it engulfed by totally insensitive over-development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Misia Gervis

Address: 23, Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I wish to object to this application in the strongest terms. The proposal is a horrendous scheme. The scale is overwhelming both in terms of height and size of the proposal and will devastate the area. Do not be fooled by the ridiculous PR language used by the developers- there are no advantages of the proposed buildings except to the pockets of the developers.

Development in Cricklewood already has included developments on Edgware Rd (which is substantial) , Approval for Matalan development (also extremely large), and the site opposite Beacon Bingo- Not to mention the additional developments planned for Brent Cross Town. Thus there is NO capacity for more developments in this already crowded area. . This simply turns Cricklewood into a construction site for years and years increasing noise and air pollution exponentially. Furthermore, there is not the infrastructure to support the numbers of people that this development would bring.

Barnet council have a duty to represent the needs of the communities that they serve, and this is not going to do that. We need to be heard!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Faulkner

Address: 19 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal. I have closely considered the CGIs in the new Urban Design Study, which clearly show that local residents and the community have every right to be extremely concerned. They show that the scheme is too big, too tall, too dense, is out of keeping with the local area and completely dwarfs all the surrounding housing.

The development will be intrusive to nearly all parts of the Railway Terraces Conservation area where I live, especially from Champion Terrace and the Kara Way playground, where it will almost completely block the skyline. It will also be visible from much of Needham Terrace and the allotments. We feel like we will be literally hemmed in.

All my previous objections to the proposals remain and all the points I raised still stand and must be considered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephane Janisson

Address: 22 blenheim gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This type of development has nothing to do in a neighbourhood of two storey houses. It destroys the view as well as will create some shadow over some of the houses.

The worse will be the increase of the road congestion in the area of Cricklewood that is already bad.

To finish there is no tube station nearby and the railway trains will not be enough to support the additional number of passengers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Gray

Address: 63 Greenfield GRdens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a huge and ugly development which will overstretch local services such as schools, parking, flow of traffic which is already very congested, GP surgeries, rail availability. It will increase already high levels of pollution. Is there any guarantee that flats will not be sold to foreign investors who will let them out for large rents, which will it help local first time buyers. I strongly object to this development, particularly its ugly profile.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa Pate

Address: 118 Cotswold gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another huge development completely swamping an already overcrowded area. Where are the extra amenities? How will our roads cope with more traffic and pollution? A terrible idea!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Natalie Berman

Address: 92D shoot-up Hill Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: B&Q is a valuable local amenity for residents and there is no other similar shop within walking distance or even easily accessible by public transport.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Mandelbaum

Address: 169 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The huge development is entirely out of keeping and out of place with the local environment. There are no high rise towers nearby, the infrastructure is not geared up to deal with the huge influx of people which would result, and the traffic, already bad in the area, would be very bad indeed. I strongly object to this proposed development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catriona Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object strongly again to this appalling and opportunistic application. Developers are identifying Cricklewood as a soft target, a 'nobody's child' on an 'out-of-sight, out-of-mind' three-way borough boundary, with a perceived lack of political clout. How else to account for this madness? Any right-thinking person would take one look at the proposal(s) and question whether the alarming disconnect in scale was some kind of sick joke.

The shocking central concept appears to be the introduction of a concentration of densely-packed high-rise towers onto an elevated site in an area where 2 to 3-storey dwellings and/or retail premises currently predominate, with the exception of 9-storey buildings built or planned nearby, which were themselves only recently foisted upon the local populace in a similar manner. For context, the Grenfell tower was one storey lower than proposed here, offering the kind of cheek-by-jowl but paradoxically isolating living one would hope we were trying to move away from, especially in the light of the recognition, post-pandemic, of the effect of our habitual surroundings on quality of life and indeed mental health. The prospects for emergency access in this location are also the stuff of nightmares, and if the aggressively overbearing scale were not enough of an issue in itself, the anticipated view from around the site is starkly reminiscent of Communist Eastern Bloc architecture or the setting for a dystopian novel. Some 'landmark'!

The lie to the developer's disingenuous reference to the ill-defined supposed 'benefit' which will accrue from it is given by the countless objections from the local community, who face being forced to live their lives beneath the looming presence and aggressive shadow of this grotesque

behemoth, struggling to access the already-stretched education, health and transport facilities in the face of a clearly unsustainable influx of additional residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catriona Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued. In addition to loss of daylight and privacy, there will be a further increase in the already-significant levels of congestion and associated pollution. Even if incomers are prevented by limited parking facilities from owning vehicles themselves, there will still be the additional traffic of deliveries, workmen, taxis etc, in a location already prone to becoming choked at busy times, and along which our younger residents must walk daily on their way to school, nursery etc. The other idea that this tall building could be useful as a wayfinding landmark would be laughable even were we not living in an age where even children carry smartphones with navigational apps.

Aside from the general blight cast by this monstrosity on its wider surroundings, the irresponsible granting of this application would be a retrograde step, representing the Council's sanctioning of developer greed trampling roughshod over the interests and quality of life of a thriving local suburban community, which is growing increasingly tired of having to reiterate its wholesale rejection of the attempt to plant a Manhattan-style mini-city within its midst. A small reduction in storeys masquerading as a 'victory' for local people (likely an outcome eagerly anticipated by the applicants) should not be an option. Instead, a wholesale re-think is required. Development of this site could indeed be a welcome boost for the area, but only if done sympathetically, which would entail treating the recent 9-storey precedents as the absolute ceiling they ought to be, rather than a target to be attained and surpassed with each further development. Housing development aplenty is already taking place in the wider local area, not least in the massive Brent Cross

development, with urban demand more questionable post-lockdown(s). To us, Cricklewood is so much more than a convenient dumping ground for solving the housing targets of its borough(s) without disturbing more influential residents. We deserve better.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Anahita Sahra Naward

Address: 110 Chatsworth road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the massive scale of the towers, not to a housing development per se, which I believe the area could benefit from, especially if done well and to a high standard with creating useful and beautiful outside areas for the public to be used, like playgrounds, gardens etc.

As currently the outside space is ugly.

Obviously, the loss of B&Q and the other shops are a pity as I use them frequently.

But I agree we need more affordable and GOOD housing with good design that is sustainable, ie still going to stand the test of time in 40 years.

I doubt this development is fulfilling this criteria. I hope it's not so cheap and cheerful thing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bharul Sachdev

Address: flat 3 elm lodge elm grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't want flats and high-rise buildings here

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Fellows

Address: 5D Union Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great use of space to create much needed new homes. It would be great if the final scheme could include enhanced cycle accessibility and storage too

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr William Owen

Address: London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will increase the supply of housing and reduce the value of my property, therefore I object!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Coleman

Address: Flat 3 166 Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed development on a number of counts.

1. The density of housing proposed in an already built up area, with little thought been given to green space.
2. The pressure that will be put on utilities.
3. The pressure it will put on an already congested traffic area.
4. The way that these high rise buildings will change the look of the landscape.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Janet Crawford

Address: Ground Floor Flat 12 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I commented previously on this application, objecting to the disproportionate scale of the buildings and the introduction of so many new residents with insufficient local facilities or transport provision.

The addition of the 'Urban Design Study' confirms all of my previous objections. The drawings and photos indicate that the buildings will be casting huge shadows over many neighbouring gardens on sunny days, and blocking out large amounts of sky - and therefore light - from many more people's windows. The photos of skylines all seem to have been taken from a fair distance away. What none of them show is the projected view from nearby properties, with the sky practically obliterated.

For example, none of the photos were taken from the immediate Northeast (shady) side of the development, i.e., the lower end of Claremont Road, Dairyman Close, Handley Road and Thorverton Road, or from the properties opposite on Cricklewood Lane, even though all of these areas are surely where the overbearing nature of the new buildings will be felt the most.

Furthermore, the proposed buildings look ugly to me. There are no clean lines on the corners, with all the balconies sticking out, and I find the mix of colours unattractive. The layout and height of the blocks also suggest that they could severely increase surrounding wind speed, including on the station.

In conclusion, I am not against the development of this site in principle, only the enormous scale of this proposal in particular.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Liliana Olave Rojas

Address: 4 , Mallard CLOSE Brondesbury Villas London NW6 6AZ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I don't not think having skyscraper buildings will be good for our future and considering Grenfell we should not be encouraging this type of architecture we don't need a concrete jungle

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms N Vanrenen

Address: 102 Dartmouth road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely oppose this horrific dominating and non sensitive design

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Aryan Mirshahi

Address: 3a Claremont Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application. This application is clearly an attempt to build as many residential units with no consideration to the local area and strain already present to the public resources within the area.

I'll write down a list of the issues as clearly the planning office and the developer does not have a understanding of the issues present in the area.

1. Traffic
2. Pollution
3. Strain on public transport (busses, trains and tubes)
4. The road system is no adequate for for 1000 residential units within the immediate area.
5. GPs
6. Library
7. Schools
8. The highstreet.

This planning application will not improve the above issues present. If anything, it will exacerbate the issues. There isn't enough green space for the 1000 residential units as well! It's bizarre that this application has gone this far. No foresight from either the council or the developer.

I will only support the application once the developer commits to improving the area and ramping up capacity to tackle the above issues. If this isn't done then I will be objecting every single application. They have to offer something substantial to the Cricklewood community considering how massive this development is.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maryam Mirshahi

Address: 3b Claremont Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application. This application is clearly an attempt to build as many residential units with no consideration to the local area and strain already present to the public resources within the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Shahram Mirshahi

Address: 3C Claremont Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application. This application is clearly an attempt to build as many residential units with no consideration to the local area and strain already present to the public resources within the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Marie-Christine Heather

Address: 28 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already objected to this monstrosity being built. I am in favor of a lower rise building with green space etc, but this is blighting our skyline, a ridiculously highly tower block amongst houses and low buildings making the area even more congested. Just how many people do you expect to live, drive and use the local shops here? It is preposterous and I am disgusted if it will go ahead. The local community are very much against it. Go back to the drawing board and conceive something which makes sense in this overcrowded area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marcus Liberman

Address: 167 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme looks much like the previous one and so my objections are as before. This is an oversized development of the site - dwarfing everything around it and out of keeping with the Cricklewood area. The impact on views in residential streets all around will be blighted as these blocks will loom up over existing houses and buildings.

The development does not provide for affordable housing, and will lead to significant additional traffic in an area that is already overloaded. The A5 in particular is already a road of concern for TfL.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Deanna Nelson

Address: 26 Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this proposed development as it is too large and does not fit in with the rest of the surrounding buildings. The A5 road is constantly busy with with traffic and air pollution, I am a cyclist and notice every day I cycle to work how bad the air quality is. Adding another 1000 households is not bring anything positive to our community. I have no objects to creating homes for the future, but I object to the huge scale of this proposal and do not agree with the size. What we need is more green space and open spaces for People who live here. Cricklewood is a neighbourhood not an inner city sprawl. I hope enough people respond to this objection to make a difference.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Caitlyn Isaac

Address: 26 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please do not go through with the construction of this site. It's too high and doesn't go with the surrounding neighbourhood. Also emphasis on the fact we are a neighbourhood and not at the city centre. I'm all for doing something different with the area but why not make it a green space for the community ? Air pollution and congestion is already horrible in the area and your will only make it worse. I understand that housing is needed in our country but why does it have to be on such a large scale compared to what already is here ? Please do not go through with it.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Suzanne Kallala

Address: 87 Ellesmere Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local amenities - eg transport, schools, medical - will be stretched to the limit.

The area will be overcrowded and crime will increase.

Tower blocks completely alter the appearance and atmosphere of the area from a relatively low rise small town to an inner city.

The skyline is completely ruined.

Surrounding buildings/businesses are totally overwhelmed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tadeusz Gryglewicz

Address: 28 HEBER ROAD London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the high-rise development in an already highly congested area of London. I am not in opposition to housing development as long as it is controlled in line with the height of the surrounding buildings. The additional high-rise development in the area will create an enormous burden onto existing transport links and roads in the neighbourhood which can hardly cope with the traffic and number of people at present.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lourda Russell

Address: 60 Curzon Avenue Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Frequent visitor to area. Traffic already very congested.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Judy Ruback

Address: Flat 1 51 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is far too big and totally ugly. there seems to be VERY little architectural merit in terms of the design and as far as I can see it is simply a plan to cram as many dwellings in as possible in order to make as much money as possible. I have not read anything which can justify such intense overcrowding.

The buildings will dominate and be a complete out of character eyesore in this area.

It is not a "meaningful landmark" and is devoid of all elegance or artistry in the design. What is quoted is just meaningless self justification on the part of the developers and Barnet Council should be ashamed of itself in allowing such a huge, ugly development to even be considered.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kim Hughes

Address: 112 Penrose Avenue Carpenders Park Watford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although there is a need for more housing in the area this type of high-rise development overshadows the whole area and will lead to even worse traffic chaos. It is out of keeping with the existing properties and will dominate the skyline and not in a good way. The lack of parking on the development will have serious implications for the existing residents as competition for parking is already a problem.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mike Hannett

Address: 56 Westbere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having seen the design study for this proposed development my previous objections to these plans have only been reinforced. The buildings are completely out of character for the area, there is no social housing whatsoever and with only 35% 'affordable' housing doesn't even meet Barnet Council's own planning policy. The increase in population and of traffic in the area will overwhelm an already stretched infrastructure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stefan Durkan

Address: 20 Hamilton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building, will not only dominate the skyline, but will damage the day to day working lives of people, that seek to pass through or around the buildings. The proximity of these high density buildings, near the Broadway and junction, will increase the traffic, in an already high traffic area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Hoskins

Address: 40 MIDLAND TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sheer number of articulate comments objecting to this proposal makes local feeling very clear, as would any objective consideration of the feel of the local area. I am not opposed to new housing that is of high quality and affordable, and that enhances and improves the local amenity. This is clearly too high, too dense, may not be deliverable anyway. It would cast shadows (literal and metaphorical) over existing communities, including our conservation area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Weiser

Address: 42 Keyes Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. This high-rise development is totally out of character with the surrounding area and will destroy its ambience and character. Much of the vicinity has protected status, such as the Mapesbury Estate, precluding developments that will adversely impact the area, yet this development, grossly overbearing and out of scale and nature, visible as an incongruous excrescence for miles around, is apparently considered acceptable. This would be an utter travesty and abrogation of planning principles.

2. While urban realm is touted in the plan views, the elevations such as in 20_3564_OUT-URBAN_DESIGN_STUDY-5154572.pdf show the true nature - brutal high-rises packed together, popular in the 1960s and reviled ever since, minimal relative spacing, precisely the sort of development now decried as incompatible with congenial living and conducive to anti-social behaviour.

3. What is needed and exemplified just down the road along Edgware Road, along Claremont Road and even in the much more self-contained Brent Cross Town development, is sympathetic low-rise, much higher ratio of public realm to habitation, and creation of habitats that people will be happy and proud to live in, not brutalist towers that blight an entire neighbourhood. In this development properties should not exceed eight storeys, far from twenty-five.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Janet Wright

Address: 29 Frithwood Avenue Northwood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I regularly visit a friend who lives in Cricklewood. I object to this as the extra traffic congestion, noise and air pollution this development will create will be intolerable. There is already pressure on public transport, GP & dental services locally, and Green spaces. That amount of extra accommodation will have an impossible adverse effect on the already & should be stopped.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Josefine Speyer

Address: 20 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is totally out of proportion!

The number of flats are overcrowding the area which is already suffering serious congestion. The local amenities are not able to cope with the needs of this number of residents.

It is an over development which disregards present and future generations. The sheer scale of it is ghastly and abhorrent to anyone with a sense of beauty and proportion. It building a future slum.

The housing we need is for people to be able to work from home, not travelling into the city. We need affordable housing. Children need safe green spaces to play.

The proposal looks like ghetto. It is built for no other purpose than profit, but this is very short-term thinking. Even just visually this proposal destroys the fabric of the neighbourhood.

No tower blocks for Cricklewood!

No to high rise flats on social and economic grounds and for reasons of mental health and safety.

<https://www.theguardian.com/society/2013/jan/24/tower-blocks-demolished-thinktank>

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Charlie Casey

Address: Blenheim Gardens 84a LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object.

Most buildings in the surrounding area are 2-4 storeys. I would first ask the applicant to begin by justifying each floor above the neighbourhood average. This application has clearly been submitted in its most extreme form with the expectation that a compromise will be reached. The starting position of the conversation should not be from the building height the applicant proposes, but from the neighbourhood average.

Objections:

1. Scale is not in-keeping
2. Ugly
3. Overcrowding
4. No consideration for the impact on traffic, public transport, schools, GPs etc.
5. Large shadow
6. Precedent you don't want
7. No parking
8. Minimal outdoor space
9. Disruption during construction

10. Loss of retail space

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Martina Mambriani

Address: 84a Blenheim Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The suggested height is totally out of proportion in this area. The amount of sunlight and resources such as schools, healthcare etc that this type of building will take up is just unacceptable. The area is already congested in terms of traffic as it is, so it's just going to become impossible to handle when so many more people will have their residence there. Cricklewood needs help and gentrification, not an extra 2000 people living there.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Daisy Foquet

Address: 57 st gabriels road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project will completely change the fabric of the area with eyesore skyscrapers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marilyn Kirby

Address: 281C Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I actually have no objections to the development of the site itself, I do object to the height of the proposed buildings. Intimidating tower blocks are not what is needed. They will dominate the skyline in that area and be completely out of sync with the buildings surrounding it. Also, once planning permission is given for high blocks on the site, then it will be harder to vote against further ones and it's not hard to see how it could mean taller blocks popping up all over the place. Cricklewood needs a development that is harmonious with its current surroundings

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Brennan

Address: 15 Heathfield Park London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this because of the extra traffic, noise pollution congestion and air quality reduction.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr C Fishman

Address: 18 Somali Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think it is outrageous that in an area where the tallest building is no more than 50 m tall, it is proposed to build 1100 homes in tower blocks rising from 6 to up to 25 stories. As we know this brings about not only the dangers of fire as we have learned from Grenfell but other demands on services, both in terms of utilities and social in our vicinity. Whilst a development of more homes, particularly of affordable housing (if there is to be any) it is also important to maintain the quality of life of the current residents who will have to endure loss of light and very tall buildings that will be an eyesore.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Cryne

Address: 10 SNEYD ROAD London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having read the blurb which the so-called "developers" have constructed I can only imagine they live in Never Never Land. I have never read such a pile of rubbish in my life. Of course there is never any expectation that the writers of this tosh will actually live here and have to look at the proposed monstrosities every day.

Let us be clear - the buildings are way too tall, they are completely domineering of the local landscape, out of scale and where's the social housing?

Whether you live in Barnet, Brent or Camden these structures will dominate your life for the years to come if construction is allowed.

Why is it thought there is room in Cricklewood for the residents of 1,100 flats?

If housing is to be built it should be at the same scale and height of what is around it. Not the massive structures contained in this application.

No, no no is all I can say - this application should be filed where it belongs - in the bin.

Reject the application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Isaac Hughes

Address: 27 Johnston Terrace, Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've lived in the railway terraces all my life and I strongly object to this massive new development. It is too big, much too tall and doesn't fit in to the neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr D Jones

Address: 35 Blenheim Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is yet another attempt by a developer to cram as many living units into an area as possible.

The requirement is for quality not quantity.

Who on earth looked at Cricklewood and the surrounding area: comprising of a majority of 3 and 4 story properties and thought that a 25 story block would be in keeping with the area?

As I understand it the newly completed Flats on Cricklewood Lane next to Virgin Active has been set as the benchmark height for the area. This B&Q development will set a whole new precedence.

Latest architectural thinking is for lower level housing which engenders community spirit. How do you get to know anyone in a high rise? Residential high rises have not had a good history, easily falling into disrepair and in some cases becoming death traps. What considerations have been given to increasing schooling, healthcare and policing capacity. The infrastructure has to be there to support the extra people, as it stands now it is not.

Cricklewood is an already busy area, some afternoons and mornings it is nose to tail traffic. The addition of approximately 2000 more households will only add to the pressure on transport services and community amenities: delivery vans will make the roads un navigable.

The proposed development will impose itself on the whole area, it will literally cast shadows and affect the well being of pre existing residents in the area.

It is estimated that the whole development will take 10 years(expect longer): that is ten years of

lorries, machinery, dust, noise and pollution in a dense mostly residential area. I would expect that this will result in stress illnesses and pollution illnesses.

As others have stated this is a wholly inappropriate development for the area. It will do nothing to enhance the area and quality of life of those who live here.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Ruth Bailey

Address: 69 Westcroft Close Westcroft Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1. Lack of social housing

Please ensure that the development includes social housing. A number of people make the green in front of B&Q their daytime home, presumably because they live locally in hostels or insecure housing. Affordable housing will not tackle the housing needs of that community. Indeed, affordable housing is unaffordable to many hardworking families in the area desperate for secure permanent housing. If a development of this size and scale has the ambition to make a contribution to Cricklewood, it must open up housing options for all the community starting with those in greatest need

2. A 26 storey tower block is out of keeping with the surrounding area

The Urban Design Study makes the claim that the 26 storey tower will be demonstrably beneficially. Yet no evidence is given to support this claim, just an assertion that the tower will have 'an open and generous crown'. No consideration seems to have been given as to the visual impact on neighbourhoods or properties and gardens being overlooked and overshadowed.

3. Local amenities will be overwhelmed

A development of 1100 homes, means an influx of at least 2200 people. That is going to put unbearable strain on local amenities which are already overstretched.

.

4. Lack of consultation with disabled people

All the plans for the Brent Cross Regeneration Project have been scrutinised by the Consultative Access Group funded by the developers. However, the B & Q plans have not been considered by that group. Yet this plan surely raises many questions of access, with the flats, within the complex and IN the local environment. For example, I am a wheelchair user and it is already difficult to negotiate the pavement under the bridges on Cricklewood Lane. That can only get worse with extra pedestrian traffic.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alistair Lambert

Address: 36 Brent Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is totally out of scale and works against the progress made to define Cricklewood as a place with character and community. There is inadequate provision of Green space, transport and social infrastructure for the number of residents proposed. To build in this way, with no consideration of the social and environmental footprint goes against any idea of sustainable and livable cities.

It is more of the same greedy pastiche computer generated real estate that has no architectural merit, nothing to offer existing local residents and continues a disturbing trend of high density packing of this corner of Barnet.

Cricklewood needs to be defined as a town centre distinctly in contrast to the high density sub manhattan being built at Brent Cross Town.

This proposal ignores previous objections and doubles down on the idea that developers can do as they please and that Barnet Council couldn't care less about this area.

Many people have worked hard to enhance this area over several years. This development offers nothing and neutralises any gains made by establishing a dormitory culture, based on greed not social cohesion. I see nothing of merit even attempted in this poorly considered and inappropriate attempt to continue wrecking London character and culture.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Roseanna Isaac

Address: 26, Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is a horrendously inconsiderate and abhorrent idea to construct a building with such a capacity that the surrounding area simply cannot support. It is obscene to even consider a structure that will house numerous people within an area with limited; parking, grocery stores and public transport. It would create an over flow in human traffic and quite frankly the site and construction in its appearance is unsightly and to the point, ghastly. I am very much against this build for the immense concern of the fact that the area/neighbourhood can't facilitate such a high density and influx on new residents of this magnitude.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Orlando Thomas

Address: 15. Heathfield Park Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There's already a very serious traffic and pollution problem throughout this area with constant traffic tailbacks.

Local services are already struggling to cope.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Booth

Address: 48, Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Its an absolutely terrible idea and looks absolutely appalling. We have nothing above 5 storeys in the area and we absolutely must not have this atrocity inflicted on us. If we must have new housing there (I personally am a big fan of B&Q) then please make it in keeping with the area. With 1100 flats and 110 parking spaces, where are the other 990 - 2090 cars going to park? I understand West Hampstead is considered to be a great area for developers to make money, but surely the council is there to protect residents from allowing developers to destroy the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Andrea Frankenthal

Address: 127 Cumbrian Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal for this new development is completely overwhelming both functionally and visually - it is an aesthetic sore on the landscape.

First and foremost it would create massive overcrowding and congestion in an already densely populated urban area with existing facilities already under strain. But to create a series of blocks up to 25 storeys in height will also create a serious sense of claustrophobia for all those in the neighbourhood - and I believe this also goes against the council's own policies on restricting height. There is no social housing at all and only a minor nod to affordable housing. As regeneration projects go I think this is one of the worst proposals I've ever seen.

There are so many better, more aesthetic ways to create new and affordable housing, as well as creating a better retail experience for the area. It seems to me this project will only benefit the developers.

Please do not allow such a monstrous project to go ahead in its current form.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Campling

Address: 27 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the Railway Terraces' Conservation Area and I strongly object to this development. The proposed development will overshadow the whole of the community of tiny terraced houses and will be visible every time I enter the Terraces from Kara Way when I walk around the neighbourhood, and catch the train from Cricklewood railway station. It is much too big, much too tall and will negatively impact on the local community of Cricklewood by the imposition of so many massive tower blocks into a very small space. These proposed tower blocks will dominate the skyline and the local area destroying the local neighbourhood feeling in Cricklewood. This application for 1,100 flats suggests overdevelopment of the site and the area, especially when set in the context of the other flats being built in the locality. This application is very close to the new Brent Cross Town which apparently will cover 180 acres and provide up to 6 700 new homes. There are developments all around Cricklewood with multi-storey flats being built in many locations - including the Co-op site, Matalan, etc.

The traffic situation in Cricklewood is already problematic with cars, lorries and buses crawling along the roads and polluting the atmosphere. There will be an increase in traffic and associated pollution both during and after construction of the high-rise blocks. The impact of this on the health of children walking along the pavements to and from the local schools next to this development must be considered. Further there is the question of local resources - schools, doctors, dentist etc.

The impact on Cricklewood station and the train services of these additional residents will be

considerable. There is no alternative underground line and the buses are already slow. Finally, the application fails to consider the impact of the Covid-19 pandemic on the population of London, housing need in the city and particularly in Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret Wood

Address: 3 Hamlet Square Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am registering my objection to this application as I consider it seriously lacking in consideration for the following reasons:

1. It is a very densely packed development which limits light into the apartments and walking areas. Also the 25 storey block is far too tall and will have an impact on light to the other blocks due to the position in relation to the sun. The current regeneration of Brent Cross town does not have any building of that height!
2. 1100 residential units are planned which is a large increase for the local population, with no mention of providing important services such as a medical centre, or nursery or school.
3. Only 110 parking spaces are planned. Presumably the hope is that the existing bus and train services will be used by future residents. Will parking on local streets be put under yet more pressure.
4. The terraced houses (Railway terraces) nearby will be dwarfed. Presumably the development of the Galtymore site on the A5 (which is nowhere near as tall as this application) considered the impact on existing houses and therefore the same should apply to this application.

According to the Office of National Statistics 2021, this part of Barnet is deemed a deprived area. If, Barnet Council wants to provide housing then please consider the people who will live there. How different from the Argent plans!

I am asking the committee to compare the number of apartment blocks that have been built on railway land beside the two railway lines at West Hampstead. They are smaller developments but they have not overpowered the area.

This application reeks of profiteering from a site rather than adding decent living space for ordinary people.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pp Caffrey

Address: 40 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is totally out of keeping for the area. Cricklewood has some wonderful architectural buildings. To build a 25 storey block overpowering everything would be horrendous. Nothing in this area is more than 5 storeys and any new buildings should be in keeping with this limit.

Cricklewood is already highly congested and I'm sure everyone knows an artists impression of a development it's never the reality. A tower block of this size with balconies sticking out on all four corners doesn't bear thinking about, hundreds of balconies packed with bikes, toys, washing etc would make it look even uglier than it does in the drawing. Just take a look at the new flats in Edgware Road for a prime example of how balconies are used. The amount of dwellings proposed would be overwhelming for Cricklewood as we don't have the infrastructure to cope with the amount proposed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Liddell

Address: 16 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The tower blocks are far too high. They will dominate the neighbourhood. The coop development was meant to be the highest in the area. Most buildings are low level Victorian houses. These blocks are completely out of keeping.

I find it hard to believe that so many people need so few car parking spaces and suspect that cars will be parked illegally. Also, a development so close to a train station is going to have a larger percentage of people wanting to use the trains than the average population - people rste convenience. The trains are already overcrowded and there are plans for many more to use them wgen the new brent cross station and development open. The infrastructure isn't there to cope with so many people.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Golders Green estate residents association GGERA

Address: 105 Cheviot gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. It is a very densely packed development which limits light into the apartments and walking areas. Also the 25 storey block is far too tall and will have an impact on light to the other blocks due to the position in relation to the sun. The current regeneration of Brent Cross town does not have any building of that height!

2. 1100 residential units are planned which is a large increase for the local population, with no mention of providing important services such as a medical centre, or nursery or school.

3. Only 110 parking spaces are planned. Presumably the hope is that the existing bus and train services will be used by future residents. Will parking on local streets be put under yet more pressure.

4. The terraced houses (Railway terraces) nearby will be dwarfed. Presumably the development of the Galtymore site on the A5 (which is nowhere near as tall as this application) considered the impact on existing houses and therefore the same should apply to this application.

According to the Office of National Statistics 2021, this part of Barnet is deemed a deprived area. If, Barnet Council wants to provide housing then please consider the people who will live there.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maureen Byrne

Address: 207 The vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I vehemently object to this monstrosity. It is far too big for this area and will cause nothing but problems and stress

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Georgina Saka-Siriboe

Address: 190 The Vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this over development which is not in keeping with the character of the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Howard

Address: 209a The Vale Golders Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly OBJECT to this planning application on the basis that there is already an extreme over-supply of densely-constructed new-build accommodation in our local area and this proposed development would only add to the unsustainable pressure on local amenities such as Healthcare services, transport networks and shops.

Furthermore this development will result in the loss of vital community resources (primarily the very well-utilised B&Q store).

I very much hope that, having carefully considered all the objections, the Planning Committee will REFUSE this planning application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Wakefield

Address: 233 Fordwych Road Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Whilst I welcome the redevelopment of the site as a positive development for Cricklewood, I have a major concern about the proposed heights of the highest residential blocks, and believe that in the case of the proposed 35 storey block, this should be reduced by at least 20 storeys. As proposed a 35 storey tower block would completely dwarf any of the current adjacent properties, new and old,, and is wholly disproportionate to the area.

Additionally I would like to see the 'stepping' of the blocks reversed, so that the highest block is located furthest away from Cricklewood Lane, so that the impact of the development on Cricklewood Lane and surrounding areas is, to some extent, mitigated.

I believe that there should be a higher proportion of affordable housing provided for within the development.

There should be a commensurate s.106 agreement, that includes:

- substantial improvements to the Cricklewood railway station,
- better traffic management measures
- improvements to the retail environment of the area

Lastly, as a local resident, from whose property the new development will be very visible, I would

like it recognised that I have not been formally notified about the development of this site, either by the developers or by Barnet Council.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Teresa Solomon

Address: 46 Chatsworth Road London, United Kingdom

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Seeing pretty pictures of what this development might look like has not changed the facts. Is totally out of character and scale with the surrounding area. The height and density of the buildings make it overbearing and oppressive. It will dominate the surrounding areas in a negative way. There is no good reason for building this high in the area.

There does not even seem to be garden or parkland around the development to help balance out the density of the buildings.

This high-rise development should not be permitted.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Faulkner

Address: 17 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that my previous objections to this development remain, all the points I raised still stand and must be considered.

I have looked at the CGI's in the new Urban Design Study. I remain very concerned that the scheme is far too big, too dense and much too tall. It dwarfs everything in sight and is totally out of keeping with the surrounding area.

I have lived in the Railway Terraces Conservation Area for 45 years. My children and grandchildren have all benefited from this unique area, and are still resident here. We are a strong and united community and this proposed development will totally change this protected area and affect us all. In parts of the Terraces like Kara Way it will be very visible and intrusive. The playground will be impacted by the high wall blocking out light and the allotments will be overlooked. Both Campion Terrace and Needham Terrace will be overlooked and overshadowed.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katie Bryan

Address: 21 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With over 97% of the comments here objecting, surely it's clear that the local community does not want this development to go ahead? To focus specifically on the visual impact of the proposed buildings, analysis has shown that the tallest tower will be visible more than 12 miles away at the General Wolfe Statue in Greenwich Park (see CRICKLEWOOD LANE HTVIA ES FINAL_PART3, page 145). After identifying many "adverse effects" of the building's visibility in various heritage locations, the analysts try to explain that this is "owing to the lack of design information that will eventually come forward as part of the Reserved Matters planning applications" (page 151, same document). How have the developers addressed these findings and improved their plans since the publication of the Visual Impact Assessment in July 2020? Please explain.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lawrence Kershen

Address: 48 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised proposal

1. still does not address the residents' objections of 2020 -

<https://www.northwesttwo.org.uk/montreaux-plans-for-bq-site-our-objection/>

2. would cause an unacceptable increase in density of people and vehicles (and provides parking for no more than 10% of residents) and place unacceptable pressure on surrounding streets and services

3. would create structures which are grossly out of scale, overbearing, intrusive and in conflict with the surrounding built environment

4. offers no/no sufficient S. 106 affordable housing

5. would inevitably lead to lead to expensive and lengthy legal proceedings if granted.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Roy Chalmers

Address: 71 Dairyman Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is out of proportion and out of character with the surrounding area and will have a very heavy impact on the infrastructure and environment of Cricklewood, which is already very densely populated. Traffic and transport services would be overwhelmed. Roads are too narrow to cope with the traffic already. The pollution caused by the building works would also be unbearable. Totally unsuitable for this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Eric Cliff

Address: 46 Dartmouth Road, 46 Dartmouth Road, London NW24EX

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is right on Barnet's boundary with the boroughs of both Brent and Camden who should both be fully involved in the planning application as this dense development would certainly impact the two boroughs.

I fully support the excellent work of the Northwest TWO Residents Association in keeping residents up to date with the proposals and the horrendous impact they will have on the local area.

I agree that the development would be overbearing, overwhelming and out of keeping with the surrounding streets.

We previously lived in Midland Terrace which is in the unique Railway Houses Conservation Area and they would be utterly swamped by size, height & density of the proposed housing.

I object to the proposed B&Q development because of the overwhelming impact it will have on Cricklewood which substantially outweighs the benefit of the additional housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Suzanne Hollamby

Address: 8 Blackstone Road, Cricklewood Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development must not be allowed to progress for the following reasons:

The footprint that the developer wants to build 1100 dwellings on is too small and building 25 storey blocks for flat will have a negative impact on those who live around the proposed site.

The impact on public amenities such as schools, doctors, dentists are not in place to accommodate the extra 1100 + people that will inhabit this development.

The impact on public transport will be negative for already crowded buses and trains serving the immediate area.

The impact on the roads surrounding the area will also be negative for what is already a congested area.

Barnet council are building this on the very edge of their borough and the impact on the resident of Brent will also be negative.

Whilst we need more social and more affordable housing in London we do not need people to be crammed into tower blocks in an already crowded area just so that the few can make money at the

expense of the rest of the local community.

If the area were to be developed then it would be better for the residents of both Barnet and Brent that a low level, less dense development was put up with social and affordable housing which also includes amenities such as doctors and dentists etc within the development.

The developers need to think about the impact this will have on the people not just line their pockets with no impact on their living condition.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Silvester

Address: 3 Winston Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this a far too big a development for such a small, already overcrowded part of London. The height will cast a huge shadow and block sun to a vast area, the buildings should be no taller than 10 stories. I question the claims sufficient infrastructure will be in place to cater for the thousands of new residents to the area . The lack of public green space provided on this site is also a huge concern. I strongly object to this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sara Chessa

Address: 6A Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development should be stopped. The negative impact it would have is unacceptable for the following reasons.

- 1) First and foremost, only buildings that align with the specific architectural features of the area should be allowed to be constructed. The Victorian maisonettes that characterise Cricklewood not only have an intrinsic historical and landscape value that must be respected, but with their harmonious aesthetics they contribute to the well-being of the entire local community. The community has chosen to reside in or remain in the area because of the almost museum-like beauty of the neighbourhood. Such architectures, like all historic centres, must be protected. This includes preventing the construction of the ugly and environmentally damaging buildings.
- 2) Secondly, the area has not enough schools, medical practices, parking areas, and general services to allow a fair quality of life to both the old and the new residents. This is the foundation of responsible urban planning. I mean planning should allow further residential buildings only when an area has been provided with all is needed to ensure the harmonious integration of new residents and optimal quality of life for everyone.
- 3) Thirdly, London is at the forefront in many areas, so its councils should be cutting edge even in adopting inclusive planning methods. By using procedures like focus groups, better information,

questionnaires, and PRA, the council should involve the local community in the crucial decisions related to the area, in such a way that, as modern urban sociology explains, the knowledge of the people integrates with the knowledge of the experts designing the changes. Only in this way it is possible to make urban planning having the public interest as a goal.

The public administrators should consider the local community as the most important stakeholder. If a council supports a project like this, it means it is considering only the developer as a stakeholder.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms R Leigh

Address: Cheviot Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development will unacceptably loom over the surrounding area which has always been low rise housing. In particular it will loom over Cricklewood Lane which already cannot cope with all the traffic, cars, lorries and many buses. This road is very narrow for the amount of traffic it already has. There are traffic jams there and coming up to the lights at Claremont Road every day. There are other Barnet developments nearby, eg Brent Cross Town, which will provide more local housing. The pressure on local facilities, like GPs, schools, and even shopping which are bad enough already, will get worse. Also, after Grenfell, the building of very tall buildings has now become something most councils avoid if possible. Why can't we have more low rise buildings on the site. I object VERY STRONGLY to the proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Urvashi Chand

Address: 69 Teignmouth Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development which is out of character with the area. I was born and have lived in NW2 my whole life and can keenly see the impact of the new cricklewood developments that have already come up: traffic is terrible, the pollution is worse, pressures on schools and doctors surgeries is clear. We do not have enough space or resources for a large development of this nature and the towers are simply too large and will be an eye sore.

Gladstone park has become crowded due to the current new developments we can not afford to have anymore new flats of this scale in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katrina Fallon

Address: 11 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I stand by everything I said in my previous objection to this proposal. There is no integrity or vision for this concept as a whole. It's poorly designed and in the wrong location. And, who and where are the buyers that post pandemic feel they'd like to live in a tower block next to a railway line, with little to no social cohesion, their lives made even more frustrating and difficult by the insufficient infrastructure surrounding them?

Perhaps something beneficial to the area could be built instead, like a new surgery, a school or assisted living homes, some green space, a youth centre... Of course, those kinds of plans don't make someone a lot of money. If this is allowed to go ahead, we can only presume that Barnet stands by Boris Johnson's claim that 'greed is good'. It certainly isn't going to be an example in any way of a council upholding its purpose to be a responsible decision maker acting in the best interests of its community.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jill Rixon

Address: Flat B 9 Keyes Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a long-term resident of Cricklewood of over 30 years standing, I am appalled by this grotesque application. To put ugly, tall high-density tower blocks in an area which mainly has buildings of no more than 4 storeys is unacceptable. There are no plans for the social housing which is so badly needed.

Cricklewood is already crowded, with narrow roads and constant congestion and poor air quality. Demand on services such as GPs, dentists and schools will be high if these plans are approved. The pandemic has shown us how much people value green spaces, which improve mental health and are not adequately provided by these plans.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Hughes

Address: 27 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Don't think these changes would be suitable, doesn't fit in with the local area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Measures

Address: 73 Forwych Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposals for this redevelopment of the B& Q site as presented. It is far too dense and the buildings are far too high and out of keeping with the design of the rest of the neighbourhood. It is unclear where the precedent for such height comes from. The drawings themselves indicate some shadowing from one block to another showing how close and near the tower blocks are to each other - meaning there will be a distinct lack of daylight in the units on the lower floors. The tower blocks facing south will inevitably block light for those further north behind them.

There may also be issues of privacy for those living in such close proximity and also for views to the lower residential properties nearby.

Such density of population - added to other nearby redevelopments in the neighbourhood - will inevitably put a strain on already overstretched local services such as transport, doctors surgeries and schools - not just in Barnet but in the neighbouring boroughs of Brent and Camden. Cricklewood Broadway will become very congested.

The provision of green space seems very small when compared to the amount of new residents and would seem insufficient to provide enough space for all the residents to enjoy at the same time. Since the first design was put forward, the lessons of the COVID pandemic have shown how

important green spaces are for the physical and mental well-being of a community.

In short I object to these proposals for the reasons above - too high, too dense and over development of an important site which - despite creating new homes - will have a negative impact on the well being of the neighbourhood.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Alison Grubb

Address: 9 Westbere Lane Westbere CANTERBURY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am and have been since 2012 a frequent visitor to my daughter and family who live in the Railway Cottages. I understand the need for development but the plans outlined here are too dense with numerous tower blocks for residential use over a range of floors and including one of 25 floors; these plans are oppressive and overbearing, particularly on the Cottages which are in a Conservation Area. Barnet Council must respect this planning protection which was given to the Cottages years ago. It makes a mockery of protection if it is not respected.

The infrastructure of the area will not tolerate such an increase in residents. A few years ago I had reason to use the NHS Drop-in medical centre in Cricklewood Lane. This has now been closed!! How can the area possibly cope? Think again Barnet Council and take a responsible attitude to your residents. Just because this development is proposed right in the corner of your borough where it will have very little effect on your residents, you should not in conscience inflict the huge demands this will make on Brent and Cricklewood in particular - its residents will suffer enormously as a result of your irresponsible decisions.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lisa Thorpe

Address: 116 Cricklewood Lane Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the Montreaux B&Q planning application. This is because the buildings they are proposing are way too high. They are not keeping in with the area in any way, are too dense, will block light, will be overbearing and will put even more of a strain on our already struggling schools, nurseries, doctors surgeries, parking and roads. We don't have the infrastructure to support so many new flats and we are already overcrowded.

Another concern I have, is that if this is built it will set the precedent for more tower blocks to be built in the area. This is really worrying for me because we'll end up living in a high-rise jungle. And a part of what I love about living in Cricklewood is the sense of space we have because we can see the sky and we don't have high-rise buildings looming down on us and casting us into shadow.

While I would support building new homes in Cricklewood that were in keeping with the area, that were say no more than 5 floors high so we could still see the sky and keep the light, and that incorporated infrastructure improvements for the whole community, I can't support the Montreaux B&Q planning application because it does none of this. It will be far from a landmark, rather it will be an eyesore that will affect three boroughs, and one that is a detriment to the current community as a whole.

Oh and another thing that concerns me is how quiet Barnet Council were about this new consultation. As there were no notices around Cricklewood or around the site about this consultation, and although I live in Cricklewood and close to the station, I've had no information about it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr William Newsholme

Address: 1378 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An outrageous development completely out of character with the low-rise nature of the neighborhood, will lead to a ridiculous amount of congestion in an already overburdened road, rail, bus & tube network, significant environmental blight, overshadowing, need for excessive burden on infrastructure. Loss of useful local amenity (B&Q). Massive local disruption during building period.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Allifia Abbas

Address: 137 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A development completely out of keeping with the low-rise nature of the neighborhood. It will lead to a massive amount of congestion in an already overburdened road, rail, bus & tube network, significant environmental damage with overshadowing, need for excessive burden on infrastructure. Massive local disruption during building period.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ramsay Wood

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: PROOF BY CAREFULLY SELECTED INSTANCES:

Both my and my wife's objections to the previous iteration of this plan stand firm.

it remains an exaggerated, slanted and hypocritical repetition of its earlier application designed to steamroller an off-shore firm's way through to tax-free commercial gain under an empty, fox-smiling guise for public concern and betterment.

I wish the firm's invisible owners and their descendants enjoy lumps in their mashed potatoes forever. Not to mention the Councillors at the centre of Barnet who realise all too well that they can get away with such hogwash along outlier border areas like Cricklewood with little risk to their main central-area vote.

How many other popular 25-story residential building-clusters already exist near the middle of Barnet?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ali Moh

Address: Coleby House Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The number of storeys proposed are not suitable for an area where the buildings are typically 2-3 storeys high. It will obstruct the view and restrict daylight for many neighbours. This will not only be limited to the adjacent neighbours. Cricklewood Lane already has issues with traffic and the new development with the additional hundreds of residents will only make it worse. The surrounding roads do not have the capacity either.

It is best to considerably reduce the height of the structures and limit it what was built by Fairview New Homes on Woodley Crescent (formerly known as The Broadway development).

New buildings will improve the area but this magnitude will have more negative impacts than positive. The proposal must be revised and I strongly object to this application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joseph Bryan

Address: 21 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal for the reasons set out in my original comment in 2020, which I request that the Council reads again.

Those original reasons remain valid because there has been no material change to the application. This is disappointing because the developers and Council have missed an opportunity to take into account the strength of local opposition to the proposal. Many people will feel the revised application ignores their reasonably expressed views.

As I said in my original comment, I am in favour of improving the housing stock in this area and, indeed, across London and the country. The housing crisis is dire, but it will not be solved by proposals such as this, which will so obviously overwhelm local infrastructure and everyone's quality of life.

Like most people, I don't have time to read complicated and lengthy planning documents, but even a quick look at the revised application reveals several untenable conclusions. For example, the Transport Assessment (paras. 12.11-12.12) finds that there will be an extra 133 passengers at Cricklewood station in the morning peak. That feels like an underestimate for 1,100 new households. It also assumes only two-thirds of them will travel southbound; the fact that that is a wrong assumption will be plain to anyone who has ever travelled from Cricklewood in the morning.

There is real potential for a smaller-scale residential development of the B&Q site. If the number of flats being built is reduced to something manageable, I would support it. A smaller development would also make life more pleasant for its future residents.

I encourage the Council to think again: yes, redevelop the site and create more housing - but please do it in a manageable way.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kerstin Rodgers

Address: flat one, One Saint Cuthberts Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want any kind of high rise buildings in cricklewood which is traditionally low rise. It should be no more than 4 stories high, with a Victorian flavour in order to blend in with the area.

There should be green spaces and it should be pedestrianised. There is too much traffic and pollution and it's not appropriate for that many homes, 1100 people. No infrastructure or transport to support this.

Turn it into a park.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kathy Hobson

Address: 18 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The housing provision is too dense - there is not sufficient social amenity and public services planned to support the influx of residents. Schools, hospitals, GP and social services are all under strain in the area already. The height of the towers is out of keeping with the area. I'm also really concerned about the increase in traffic

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate Ferrie

Address: 14 Langton Road Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is grossly outsized for the Cricklewood neighbourhood, especially as it is situated at the very heart of the area. There is absolutely no need - beyond the profits of the developers - for it to be as tall as planned and for the site to contain that many flats.

There is already a lack of amenities in the area - school places, doctors, supermarkets - and a development of this size will put an unbearable strain on existing facilities.

The local roads are already busy especially at rush hour and could not handle the strain of thousands more people on public transport, or in cars.

The site is en route to a big local secondary school. I don't feel reassured that the pupils will be safe travelling on nearby roads - many have to literally cross the roads at the sites entrances. There have been no clear reassurances that huge goods lorries would not be accessing the site at the same hours children are travelling to school.

You don't see developments like this being planned in the northern parts of the Barnet borough, the councillors there obviously view Cricklewood as an area to dump huge outsized overpriced private developments on whilst they ignore the areas other needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss ANNA BEKTER

Address: 62 Cedar road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a member of Cricklewood community I'm really concerned about the impact which this enormous building will have.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Carlene Dwight

Address: 105 claremont road cricklewood, london London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It's not fair for all these high rise buildings to be built in the area, as well as the brent cross plans.

I live right in the middle of both developments with 2 young children, one with asthma.

The traffic and pollution this will cause is totally unfair and not nessersary

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mutaher Al-kohlani

Address: 91 Hendon Way London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already jammed and this will basically add to the problem of traffic.

Pollution is another concern and our children already suffer from this. Nothing was mentioned about social housing which doesn't help the community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Casey Johnson

Address: 36 Handley Grove Handley Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is enough crime and pollution in the area already let alone building tower blocks and a little estate there its going to make it all worse!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Anonymous Anonymous

Address: Anonymous Anonymous Anonymous

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely hideous, ugly, eyesore, Cricklewood is already overpopulated as it is, not enough schools, traffic will be horrendous, tower blocks are a thing of the past, with the regeneration works underway, the blocks near Whitefield coming down, why on earth build a monstrosity like this!!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marta Szymczyk

Address: 37 Langton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely unacceptable idea. 1100 flats means 1100 new families, about 3000 new people in that small area.

No spaces for parking and other facilities.

Crowd and pollution.

Not enough schools or nurseries around.

Please don't make the cricklewood overcrowded without trees and green spaces.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Del Prete

Address: 54 Lecky House Oman Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will increase pollution and traffic!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Klara Dollan

Address: Flat 9 Mapesbury Court Shoot Up Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've been a resident in Cricklewood for 28 years and when I found out that tower blocks were going to be added in our already overflowing community, I was shocked to say the least. My daughter attends a school just round the corner from B&Q and we tackle the 15 minute walk to and from school with little pleasure. The roads are busy with commuters/school children/countless cars and it honestly is a nightmare.

Pollution and overcrowding is an undeniable issue in this area and I strongly object adding to the problem. Our health, safety and general well being will be affected if more souls come to Cricklewood and it is an outrage how little the council cares!

We should be focusing on making the area safer and less dangerous than it already is. Not to mention that these towers look absolutely awful and are an eye sore.

Build something that would benefit the existing residents who's kids have no facilities or enjoyment living in the area! Not something that will just be a huge burden.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms M Abbott

Address: 41a Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As per my previous comment, I object to this development. The height and size of the proposed development is not in-keeping with the local area and will set a precedence for future planning applications. Amenities and infrastructure in the area are already under strain. Traffic and pollution will only increase in an already busy area. Yes, there is a shortage of housing but this proposal is not the answer.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette Cloran

Address: 50 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As this development does not seem to make any allowances for facilities like School, GP Surgery or sufficient parking for all the extra people who would potentially move to this proposed new development, I strongly object as it will put immense pressure on our already stretched travel facilities. The proposed development in its current state does not look in keeping with the aesthetics of Cricklewood. This project is a missed opportunity to make better use of that space, rather than a bunch of houses for someone to sell for their own profit.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mary Rock

Address: 4Larch Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Buildings are completely out of character with the surrounding areas due to their height and I believe that this goes against Barnet's policy on what is appropriate. The buildings would be eyesores in this Victorian town centre.

2. The density of so many residential units in a small space will completely overwhelm the public facilities which are already overstretched.

Transport, schools and medical facilities have suffered in rent years, so this adds to the problem.

3 Recreational outdoor space and green space will also be in short supply. From the recent pandemic, it is clear that this is needed for mental health and well being. It is clear that highly densely populated areas have had more issues with COVID spread. Thought and planning of people's well-being has not been considered and it is too late after all has gone ahead.

4. Works are being carried out to improve an over congested area where travelling around on transport is difficult. This density of units will create more issues due to more vehicles on the already crowded roads and people in the already overcrowded streets.

5. In many parts of London, overcrowded areas seem to have more crime.

6. The area does not have enough shops to cater for the number of people that will move into the area, even if some shops are put in the buildings.

7. The well being of the people in Brent, Camden and Barnet have not been considered in this scheme.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lou Caceres

Address: 110 Claremont road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application. I acknowledge the need for housing development but the plans outlined are too

crowded with multiple tower blocks for residential use over a range of floors and including one of 25 floors; these plans are overbearing as these heights breach Barnet planning framework and policies. It's also overwhelming as it would be extraordinarily high-density and it would stress facilities to breaking point. Barnet Council must think how the area would be able to cope with this increase in residents.

The infrastructure of the area will not tolerate such an increase in residents.

It's worth nothing that much of the application is speculative, vague and non committal; only assurances that's a good thing for Cricklewood but this is not well-founded.

No social housing is offered but only a probability of 35% affordable units.

The open space is not commensurate with the increase in population.

The impact assessments on train capacity are wrong. It would represent a 3% increase capacity in this development alone.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Edina Lakatos

Address: 83 Vincent gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm very concerned about having such a building site in Cricklewood. We have a lovely community, we don't want to look like New York. Please leave London's style as it is. Also the traffic is horrendous already, if the council would start such a job there would be even more destruction. Even the pollution would be bigger, we need to reduce that not increasing it.

I am definitely against it.

Thank you for reading

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Miles Sampson

Address: 66 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Seems completely out of character for the area.

Height and density of building will dominate surrounding area and cut off light at ground level.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Krupesh Hirani

Address: City Hall London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the amended planning application the development proposal is out of keeping in terms of size and scale of anything else nearby and will have an overbearing impact on buildings and properties around the area.

Krupesh Hirani AM

London Assembly Member for Brent and Harrow

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lisa Thomas

Address: 44 Lecky house Oman avenue, cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to this development. This town does not need an influx of more people, more cars, more traffic and more pollution. With all the plans to improve air quality, how can this coninside with that mind set? Invest this money in the community, lets see more clubs, more event, more activities, more schemes! NO TO THE TOWER BLOCKS!!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sharon Dhesi-Cowper

Address: 19A Deacon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is out ok keeping with the density and height of buildings in the area. The addition of such high density housing will contribute to the poor air quality in the area, create wind tunnels and impact the residents of the two and three story properties in the area with regards to light amenity.

The general area does not have the transport infrastructure to cope with the addition of such a high density development in the area. The public transport and road network does not have the capacity to accommodate the additional residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Ben Cowper

Address: 19a Deacon Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is in an area which already suffers heavy traffic on a regular basis. The building of 1100 new flats will place a huge additional strain on the transport infrastructure of the area.

In addition, the proposed buildings are of a height which is completely out of keeping with the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maria Skoutaridou

Address: 22 Claremont Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I strongly object to the planning and construction of the the blocks with 10 or 25 storeys. We have already the Brent Cross project going ahead.

This will affect my family , our quality of life , the air quality, the local character of my neighborhood

This plan is unethical to start with as it puts the life of the residents of the area in direct danger for the reasons below :

- 1) Quality of air pollution. 1100 more flats means more cars , means more air pollution. We want our children to clean as clean air as possible. Create green spaces, plant trees, not cement!
- 2) Dangerous as the traffic will increase , which means more of car accidents and pedestrians and our children are exposed.
- 3) Out of character for the neighborhood. Our children need to grow up in a neighbourhood and not in an industrial area like. They need to have that feeling and sense of community that Barnet so strongly advertises. Please tell us how you will maintain and promote this with an additional 1100 in the area?! With more new people in the area , the community sense will be lost forever .
- 4) Overwhelming . With these tall buildings we won't be able to see the sky from our windows anymore. You are not taking into account the mental health and quality of life for the residents of the area.

More cars, more traffic, more confusion. Our local public services will be overloaded , reducing

thus the quality of any services we are receiving.

I strongly object to this development and it is crucial that Barnet will put an halt to this and consider in promoting the physical and mental health of its current residents , rather than the profit.

Our view is that these are just as we thought - overbearing, overwhelming, out of keeping with Cricklewood.

We need more space, not more crowds, not more cars, not more traffic.
Quality over quantity.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Graham Baker

Address: 20 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These towers are inappropriate in this location. They will be overwhelming and will cause traffic congestion and pedestrian problems. They are not in keeping with the existing surroundings and would be an over-build in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rosalind March

Address: 12 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this development about a year ago and stand by every comment I made then. So please consider those objections. Looking at the CGI's submitted to us I can only be even more horrified by the absolute unsightly layout of the proposed flats. Nothing seems to have been taken into consideration since the original discussions and request to submit our views. The height remains the same there is no comparable building within the Cricklewood area and would absolutely dwarf our conservation area. There is no precedent for this kind of height so juxtaposed to a conservation area in London. The height and proposed density (it looks worse in the CGI than the original plans) would vastly reduce hours of sunlight on Champion Terrace and two thirds of Needham. We do not have full hours of daylight at the moment and those terraces would suffer enormously. We have also hung on to our allotments as a vital community facility a haven for wild life and essential calm and these dreadful blocks will definitely interrupt our horizon and skyline.

I cannot believe that these One and two bedroom flats will still be relevant as post pandemic needs have changed. There is no proper provision of outdoor space which people absolutely require and will demand. Of course something has to go there but really these proposals have no place here in these surroundings. A more sensitive plan must be brought to the table which benefits the area and is sympathetic to the style and nature of predominantly Victorian residential Cricklewood. If flats must go there much much lower blocks with air to breathe between them. We also do not have the infrastructure in Cricklewood to support so many new dwellings. School

places are tight and so are GP waiting lists. Reconsider please for the good of the whole area and the health of its residents both mental and physical .

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Femi George

Address: Flat 32 Vernon court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will lead to over population and high density in the area. Increased traffic. Crime already a problem and will definitely increase. Increase carbon emissions in an already poor air quality area.

Pressure on schools and services in the area. A green space, leisure or community centre will serve the community better.

I have 3 children. My son suffers from asthma and chest infections. We walk to school and the roads are so polluted already.

I don't allow my children go to the local eateries as it's always so busy. The Main Street traffic is always very heavy.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Jubb

Address: 10A Mill Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object due to over-crowding. Cricklewood will not cope with that many flats.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Launa Staunton

Address: 16 Thorverton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Out of keeping with the area. Will exacerbate already congested roads and pavements. Not enough local facilities to support such a populated infrastructure. Local homes will be overlooked by skyscrapers. We want green space not overbearing towering buildings. As a local resident I don't want to live in another 'Colindale', which makes New York look like a miniature village!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nilufa Yeasmin

Address: Flat 5, 21 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am living at the Cricklewood Lane last 6 years and I've seen number of road works, road closer and redevelopment took place and peoples live become more difficult. Local residents, school children and their parents suffer a lot Many people move their residence even though they love to stay this particular area.

However, I do not want Cricklewood become overcrowded and polluted. We all suffer significant amount of road traffic during school time. Local council struggled a lot of providing great service to the residents. The streets are already dirtiest than other council. More people coming living here means more pollutions and producing co2. I can not support that, pollution kills every many life and we must not walk to end human civilisation. We all need to breathe fresh air and less pollution.

The entire world suffering respiratory related threats and no one care for that! I don't want to leave a polluted environment for my daughter or new born. We must learn the lesson and stop global warning. STOP POLLUTION, STOP CO2 INCREASE.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Madeleine Abramson

Address: 27 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this development about a year ago and stand by every comment I made then. So please consider those objections. Looking at the CGI's submitted to us I can only be even more horrified by the absolute unsightly layout of the proposed flats. Nothing seems to have been taken into consideration since the original discussions and request to submit our views. The height remains the same there is no comparable building within the Cricklewood area and would absolutely dwarf our conservation area. There is no precedent for this kind of height so juxtaposed to a conservation area in London. The height and proposed density (it looks worse in the CGI than the original plans) would vastly reduce hours of sunlight on Champion Terrace and two thirds of Needham. We do not have full hours of daylight at the moment and those terraces would suffer enormously. We have also hung on to our allotments as a vital community facility a haven for wild life and essential calm and these dreadful blocks will definitely interrupt our horizon and skyline.

I cannot believe that these one and two bedroom flats will still be relevant as post pandemic needs have changed. There is no proper provision of outdoor space which people absolutely require and will demand. Of course something has to go there but really these proposals have no place here in these surroundings. A more sensitive plan must be brought to the table which benefits the area and is sympathetic to the style and nature of predominantly Victorian residential Cricklewood. If flats must go there much much lower blocks with air to breathe between them.

We also do not have the infrastructure in Cricklewood to support so many new dwellings. School

places are tight and so are GP waiting lists.

Traffic is already very high on Cricklewood Lane and at the junction with the Edgware Road. This development will make it worse. Reconsider please for the good of the whole area and the health of its residents both mental and physical

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa PATE

Address: 118 Cotswold gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write on behalf of the Governors at St Agnes RC Primary, Thorverton Rd. Our school is situated very close to the proposed site. We oppose this development because of the increases in traffic and pollution it will bring about. We are also concerned about the pressure on public services so many new residents will bring about, especially when we have so many other new developments close by.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Halina Keep

Address: Shrub Lane Etchingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I used to live in Cricklewood so know the area well.

I object for these reasons-

Lack of advertising for consultation with community.

The development will change the character of the area beyond recognition.

Overbearing design and too dense.

No affordable units, housing does not meet local needs.

Blocks too high and overwhelming.

Out of keeping with the area and beyond.

Not sustainable, insufficient infrastructure.

Transport and parking inadequate for the increase in residents to the area.

Impact on the environment.

Noise and light pollution will be hugely increased to the detriment of neighbours and wildlife.

Developer is trying to ignore all important issues by using a reserved matters application.

A much more sensitive development is needed that is low rise and caters for local housing needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Sageet Amlani

Address: 26 Richborough Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrous overdevelopment that blights the skyline and I can only imagine has been approved as it will generate significant income for the council.

I cannot for a second imagine the views of local residents will be considered which from my understanding is overwhelmingly against

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Sinclair-Webb

Address: 34c St Marks Rise London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I spend a lot of time with my sister and family who live in Grattan Terrace, Cricklewood. I object to this development as the extra traffic congestion, noise and air pollution this development will create will be intolerable. The high rise blocks cramming in as many housing units as possible are clearly conceived to maximize profits for the developer over concern for people's well being and quality of life and harmony with the existing environment. There is already pressure on public transport, GP & dental services locally. This development will have an adverse effect & should be stopped and entirely reconceived.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sam Parks

Address: 15 Kenneth Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm not against redevelopment per se but these blocks are far too tall. You only have to look at the rash of towers around Lewisham station to see how unsympathetic they can be. Their height is oppressive and leaves the whole area in shade and shadow. They create windtunnels because they are so densely packed. The environment is as a result chilly, gloomy and damp. Sunlight is massively reduced. They are grim.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Anastasia Chew

Address: 26 Richborough Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have serious concerns about this development.

I live very close with three small children, and we attend St Agnes school, the other side of Cricklewood lane.

The increased levels of pollution from what is already stationary traffic on the Cricklewood lane and junction with lichfield road is very damaging to small children's lungs, as has been shown in recent court cases. It is also a dangerous walk for us to school; and there are no cycle lanes along Cricklewood lane. This road needs to be made one way.

Furthermore I am concerned about a lack of school places, GP surgeries and other infrastructure.

I would urge you to reconsider this extensive development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Brodtman

Address: 11, Gillingham Road Greater London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings are too high, and therefore the site will become very high density, and unsupportable by the local infrastructure.

Smaller blocks, more low cost housing and more parking would be more beneficial and more in keeping with the surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Bernstein

Address: 5a-5b Moss Hall Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been watching the evolution of this planning application with horror. I cannot understand how a development of this type that is totally out of keeping with the area could even be considered. The proposed multi-storey blocks will be too tall, dwarf everything around and the development will be intrusive to a wide number of buildings - including residential homes - in the vicinity. I am objecting vehemently to this proposal. I simply do not understand how it can be acceptable to cram so many units into this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Fiona Garnett

Address: 107 Claremont Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am horrified that despite protest from every member of the public who lives locally, this still seems to be pressing ahead. There have been several large residential sites completed recently in the area and traffic congestion is already at capacity despite the westbound closure of Cricklewood lane for 9 months, I struggle to see how this will be eased by building thousands of new homes on the busiest road. The height of these new tower blocks is frankly an eyesore and I can't believe any one on the planning committee would want to live in a close proximity to here so why would you want them to be near other people. The Brent Cross development is huge and will be set back from the main area and that is enough for housing. No more.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Faulkner

Address: Gratton Terrace Gratton Terrace London NW2

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I submitted a detailed and closely argued objection to this planning application on October 5th 2020. I wish every word of that to stand and want it to be taken into account.

Therefore I shall limit this to briefly reiterating some of the main points I made then. I stress that the London Borough of Barnet's 2019 update on what is considered the appropriate height for new high-rise buildings in Cricklewood ranges from 6 to 14 storeys. It follows therefore that according to the LBB's calculation, anything in excess of 14 is INAPPROPRIATE! Accordingly, it is obvious that the application for a tower block rising to the ludicrous height of 25 storeys is totally unacceptable and should be thrown out forthwith. NOTHING higher than fourteen storeys is acceptable.

There are no very tall buildings in Cricklewood. The character of the largely late Victorian and Edwardian residential and commercial buildings in the surrounding neighbourhood must be respected. Nothing should be constructed that so blatantly ignores these communities and conflicts with the architectural aesthetic.

I am not opposed to the construction of new housing units. The country is faced with a huge housing crisis. But certain criteria must be observed:

1. The application envisaged represents a huge over-development of the site This can only be achieved by the construction of monolithic tower blocks of unacceptable height.

2. It will result in an unsustainable level of traffic on the limited road capacity available, already destined by other local developments to add to the volume of HGVs using all adjacent roads, and hugely adding to pollution levels on the overused A5, one of the most polluted major roads in London.

3. The 1,100 units envisaged will add 3000+ new residents to a heavily populated neighbourhood, putting an impossible burden on local services and medical provision. It will impact very detrimentally on the Railway Terraces Conservation Area, where I live. Please reject the application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Wood

Address: 79a Temple Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already a highly congested area and its links with the A5 are already strained.

The area had numerous roadworks and moving around the area by car or local transport is becoming harder and harder.

This proposal is not in keeping with the local area and will increase traffic and footfall within the already busy area.

The proposal does not have adequate parking for these new residents.

This proposal is designed to maximise the space for the contractor and does not improve the local residents' life nor the new tenants.

The height of this development is also a concern as it distorts the skyline for miles in every direction.

I feel this proposal needs to go back to the drawing board and be relooked at to ensure this works for the contractor and local residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 2

The text of the Urban Design Study repeatedly praises the development with little or no explanation for its effusiveness. It makes aesthetic judgments without explaining or supporting them. It asserts, repeatedly, that the development has elegance (more elegant outline (twice), elegant proportions, elegant form, the elegance of each, elegant form and materiality, the elegance and crowning feature of the highest building, contribute to its elegance, the elegance and crowning detail, the building's elegance and meaning, increased in its elegance) without ever explaining the basis of that judgment.

Likewise, the study uses "generous" or "generously" seven times without any explanation, let alone an indication of what's being generously given. The summary paragraph states that the development "has the right to be visible", though the idea that a building has moral rights is nowhere argued and utterly novel, and ends "Its joyful and generously designed top adds meaning and richness to the vistas and glimpses above existing buildings in a celebratory and thoughtful way." Nowhere does the study explain what is joyful about the top or how the designers were generous, or what meaning it adds to vistas or how obtruding into views adds richness. It minimises the extreme visibility of the development by talking of glimpses, and then introduces the

idea that it celebrates something, without saying what or how, and does so in a thoughtful way, without ever explaining what it is thinking.

...continues

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I write on behalf of NorthWestTwo Residents Association, a thriving Cricklewood residents association with members in Barnet, Brent and Camden.

Part 1

We wish to add to our objections of 5th October and 14th October 2020 and the objections made by our members and fellow-residents then and recently.

The new Urban Design Study reinforces our concerns and demonstrates their validity. The windows, balconies and other details make the scale of the proposed buildings clearer and the disproportionate and overwhelming scale of the proposal more vivid.

The images achieve this even though compression into a small picture easily scanned by the human eye doesn't reflect the lived experience of seeing buildings from the ground, where the human eye and brain will not frame the view of the development with - as for example in the picture from Ashford Road, or those from Elm Grove and Oak Grove - nearby buildings on the left and right of our position. Councillors deciding on this application should see these pictures but should see them without such framing.

The images also make clear the poor quality of the proposed accommodation. The view from Lichfield Road above Cricklewood Station is particularly clear on this. The wide south-east face of each block (the 25-storey tower excepted) is deep in the shadow of the block beside it, even in the middle of the day. The overhead view, with stark shadows cast by a sun unusually high in the west, brings this out again.

...continues

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Scott

Address: Ground Floor Flat 101 Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further objection on behalf of The Fordwych Residents Association, which represents people living on Fordwych Road & adjoining streets in the Fortune Green Ward, London borough of Camden, NW2/6.

Fordwych Residents Association strongly objects to the scheme on the grounds of over-development in such a small site, and the height of the towers and does not provide any social housing. Our residents living in Cricklewood are next door to this development and, as such will be significantly affected by it. The proposal is far too tall and dense, with tower blocks reaching 25 storeys, which is way too high. The tallest block in this scheme, should not be any higher than the scheme approved for 1-13 Cricklewood Lane, which includes a 9-storey tower. The tallest 25-storey tower is sited next to Cricklewood Lane and the railway bridge, instead of at the back of the site. This scheme is not in keeping with the character and scale of the Victorian buildings in Cricklewood town centre, which range in height from 2-3 storeys. The developer's drawings show the towers looming over Cricklewood, but they will be visible from wider areas in North West London. The huge towers will obscure daylight and overshadow large areas of Cricklewood and beyond. Our residents are extremely worried and concerned about the effects this proposal will have on traffic in Fordwych Road, Westbere Road and other local roads in the Camden Borough. This scheme will produce high demands on local infrastructure and services, which are already over-stretched. Local bus routes and Cricklewood Thameslink station will be unable to cope with

additional demand with present infrastructure. Traffic on Cricklewood Lane will be grid-locked. A pedestrian route should be provided in the scheme, so residents of the development can move around it. This scheme, if approved will harm the nearby Grade II listed building The Crown public house, as well as the conservation area railway terraces and the Victorian Groves.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 2

The text of the Urban Design Study repeatedly praises the development with little or no explanation for its effusiveness. It makes aesthetic judgments without explaining or supporting them. It asserts, repeatedly, that the development has elegance (more elegant outline (twice), elegant proportions, elegant form, the elegance of each, elegant form and materiality, the elegance and crowning feature of the highest building, contribute to its elegance, the elegance and crowning detail, the building's elegance and meaning, increased in its elegance) without ever explaining the basis of that judgment.

Likewise, the study uses "generous" or "generously" seven times without any explanation, let alone an indication of what's being generously given. The summary paragraph states that the development "has the right to be visible", though the idea that a building has moral rights is nowhere argued and utterly novel, and ends "Its joyful and generously designed top adds meaning and richness to the vistas and glimpses above existing buildings in a celebratory and thoughtful way." Nowhere does the study explain what is joyful about the top or how the designers were generous, or what meaning it adds to vistas or how obtruding into views adds richness. It minimises the extreme visibility of the development by talking of glimpses, and then introduces the

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...continues

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Case Officer: Carl Griffiths

Customer Details

Name: Ms M Smith

Address: 53 Melrose Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this development are as follows.

This development is far too large.

1. The height of the tallest blocks will overshadow other buildings blocking light for those nearby, and impacting badly from a distance.

2. It has ill thought out parking facilities

3 Social housing does not appear to be a priority

4. The overall number of units will generate an enormous increase on the local population thus impacting on

a. Local transport

b. Schools (scant provision here on the Barnet side which will surely cause overcrowding in Brent schools).

c Local amenities

d Health facilities (doctors surgeries already with waiting lists).

d. Footfall in general.

I have no objection to providing much needed housing per se, but not on this overdeveloped alarming scale on the furthest reaches of the Barnet boundary. NOT a good idea.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 3

Twenty times the study speaks of a "landmark". It never establishes any need for a landmark or explains how one would benefit Cricklewood. Neither the centre of Cricklewood nor the railway station are hard to find; the centre is a simple crossroads on the A5, the station is signposted from there and elsewhere, and the area provide with Legible London signage. There's no evidence that large numbers of people are struggling to find their way to either one from miles around, or that either one, once found, would be so easily forgotten that we need a marker visible all day, every day from miles around. In an early discussion, the architect remarked on how good the view would be for tower residents and was discomfited to be reminded this meant that it would be visible from far around. The attempt to justify this visibility as providing a landmark is entirely inadequate and self-serving, and the repeated assertions don't make it any more valid.

The report begins by saying it "provides an independent design assessment". Later in that paragraph, we read that the consultancy "has been commissioned independently by Montreaux Cricklewood Developments Ltd ('the applicant')". It is thus not at all independent of the applicant and as we've seen, it can hardly be called an assessment; it's a string of unsupported assertions using repetitive and frequently irrelevant terms, and once the absurd claim that the entire

development is beneficial simply because it replaces a carpark. Indeed, it repeatedly claims that its assertions show the effect of the development to be beneficial, but instead it demonstrates repeatedly that the authors lack the ability to make that assessment or substantiate it.

For these reasons, we object not only to the application but to any reliance being placed, in assessing the application, on the claims made in this "Urban Design Study" or on any of its conclusions.

...continues

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 4

The revised Transport Assessment placed on Barnet's planning portal in April not only has flaws but also reveals flaws in the application.

The estimate of 88 passengers travelling south by train in the morning peak hour is one example. On the one hand, it undermines the case for placing a very large development beside a station if only 88 commuters from 1100 residential units use trains to go into town. On the other hand, it is very weakly founded, guessing that two-thirds of commuters will be southbound with no evidence, and avoiding evaluating the impact of those commuters on train crowding, with neither statistics for train crowding nor recognition of the lived experience of commuters that already trains are often too crowded at Cricklewood for anyone to board. The covering letter suggests that the 88-passenger "result" "will inform any further discussions regarding CIL payments or S106 contributions." There is no indication how CIL or S106 funds could be used to alleviate overcrowding on trains, so this seems an entirely irrelevant suggestion designed to avoid the problems being taken into consideration when considering whether the application should be approved.

...continues

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 5

The assessment also avoids evaluating the impact of cycle users on local traffic and pedestrians, or the likely experience of cycle users. It asserts that cycle users will be so intimidated by the nearby junction with the A5 Cricklewood Broadway that they will wheel their bikes across, and so avoids evaluating the impact of cycle users on traffic there. If this was credible, then it would be necessary to evaluate the impact of many cycle users wheeling bicycles on busy pavements round corners, across pedestrian crossings and through torturous fenced pedestrian islands, continually obstructing and in conflict with pedestrians. It is however not credible; this is not the observed behaviour of cycle users in London nor how new generations are taught to use the roads in their school Bikeability courses. Rather, the Transport Assessment needed to evaluate on-road cycle movements.

Meanwhile the claim that the A5 is too intimidating is then ignored in calculating the area in easy reach, which does not factor in time spent wheeling across the road through pedestrians and negotiating the various phases of traffic lights, nor consider what would be in easy reach of cycle users if they fear to ride along the A5.

The assessment also neglects to assess cycle use of the supposed public benefit of narrow unsegregated shared-use paths through the development. If levels are to be high enough to constitute a public benefit, how will those users interact with pedestrians in the development and how will conflict be managed? How will they access Cricklewood Lane, and how will speeds of cycle users dropping from the development to Cricklewood Lane be managed without obstructing free movement of pedestrians and significant numbers of cycle users? Or will the combination of climbs into the development, narrow paths, obstacles and conflicts with pedestrians deter cycle users and render any public benefit insignificant?

...continues

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 6

Evaluation of pedestrian movements is similarly flawed and lacks consideration of interdependencies. The pedestrian isochrones assume all pedestrians can walk in every direction at the same uniform speed, with no delay at busy roads, and in straight lines across railways and through buildings. Routes are often evaluated as at current levels of usage rather than the increased levels following development. We see, for example, no estimate of the increased numbers passing under the Cricklewood Lane bridge to access trains, buses, schools and other destinations, but we do see an acknowledgment of that route's restricted with a suggestion that barriers might be required under the bridge, not accompanied by any estimate of how those would affect pedestrians or road users with regards to congestion or journey times, let alone wellbeing.

In short, this assessment fails in many ways to evaluate the effect of the development and its residents on the movements of either the current working and residential population of Cricklewood or the new residents themselves. The evaluations it does make show serious problems and its omissions signify more.

In about two weeks, this new consultation has attracted another 500 objections, some reinforcing their previous objections and some new. There is no good reason to discount any earlier objections and Barnet Council has given no indication that it might. In particular, the empty phrases of the Urban Design Study do not provide any basis on which to discount objections. Rather, they make it more starkly obvious that the harm this overwhelming and excessively intense development would cause cannot be justified.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Williams

Address: 126 Windmill drive Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Main objection is the height of the towers proposed. They are not in keeping with area and will cast a large shadow in the winter when the sun is low in the sky. The concentration and density of housing is also a concern. The streets are already congested and the trains at peak time in morning were difficult to board. Developing the b&q site makes sense but not with towers of that height

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Scott

Address: Ground Floor Flat 101 Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal. The development is too high and too dense and is totally out of scale with Cricklewood town centre. Local infrastructure will not be able to cope and traffic will be grid locked in surrounding roads. The developer should pay for assess to the Thameslink station to be improved, as it will become overwhelmed otherwise. There should be smaller blocks with a mixed retail use on ground level and more social housing would be more beneficial and in keeping with the surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jacqueline Pelham

Address: 5 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live on the North East of the Mapesbury Conservation Area, just off the A5 and adjacent to the Brent/Barnet/Camden borders, half a mile from the site of the proposal.

I am a member of the Mapesbury Residents' Association Committee and of its Planning Sub-Committee

1,100 'residential units' will mean a minimum of 3,000 people living there. The traffic on the A5 is already horrendous and the pollution dreadful. We note that parking spaces are limited to 110 (how will these be allocated? Plus there is free parking nearby at certain times), but there will be hundreds of delivery vans on a daily basis driving up to the site making the congestion and pollution around the A5 totally unbearable.

The thousands of people living there will need schools, GPs, hospitals and infrastructure of all kinds. Brent and Camden will have to deal with the inevitable overspill.

The actual buildings would be overbearing, visible from far and wide, and are totally out of character with the surrounding townscape. A real 'blot on the landscape'.

The intensity of use is also a matter of concern. The pandemic has revealed how living on the 25th floor - or even the 15th - affects people's mental health.

And alongside all this, we have the new Brent Cross Town, just up the road, with 6,700 new homes. Meaning an additional 20,000+ people jammed into a few square miles alongside the 3,000 on this site. Not to mention the proposed development on the Matalan site.

Living in Cricklewood will become unbearable and unsustainable and this current proposal will be

a major contributory factor.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Saunders

Address: 18 Blackstone Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned by the proposals. The towers are too tall, and the whole development too dense. The local amenities - shops, public transport, roads - are inadequate for such a huge development. The council should expand and improve local infrastructure - including green open spaces - before and during the build, rather than treating these things as add-ons to be addressed afterwards, if at all.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Muhammad Nasir Rafiq

Address: 77 ivy road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

wow, it really looks nice in pictures but has anyone considered impact on local traffic and environment?? I guess no!!!

Crickelwood is already over warmed with local and other traffic, creating queues and delays for getting us to work/school and you want to add more houses without changing the road infrastructure?? come on seriously???

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Aditi Mittal

Address: 84A Park Avenue North London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the proposed buildings is totally out of character for the area and is going to create an eyesore. The traffic on Edgware Road is already terrible and with all the new developments slated to come is going to get worse.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms LG King

Address: 26 Oaklands Rd Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The traffic on the A5 & Cricklewood Lane is already horrendous and the pollution dreadful. We note that parking spaces are limited to 110 (how will these be allocated? Plus there is free parking nearby at certain times), but there will be hundreds of delivery vans on a daily basis driving up to the site making the congestion and pollution around the A5 totally unbearable.

The thousands of people living there will need schools, GPs, hospitals and infrastructure of all kinds. Brent and Camden will have to deal with the inevitable overspill with NO NEW facilities.

The actual buildings would be overbearing, visible from far and wide, and are totally out of character with the surrounding townscape. The height of the buildings - the 25 story one in particular - is horribly oppressive and totally out of keeping with the character of the surrounding neighbourhood. It will dominate the skyline for miles around and is of no architectural merit.

And alongside all this, we have the new Brent Cross Town, just up the road, with 6,700 new homes. Meaning an additional 20,000+ people jammed into a few square miles alongside the 3,000 on this site. Not to mention the proposed development on the Matalan site.

Living in Cricklewood will become unbearable and unsustainable and this current proposal will be

a major contributory factor.

As nearly a million people have left London, (FT) then who is going to live in these flats? Who will be able to afford them? It is not certain those who invest in this scheme will reap any rewards given

the direction of travel is people LEAVING London, this seems behind the curve of what is going on, on the ground.

Therefore who benefits from this scheme?? Not the local residents, or the people who purchase flats at inflated prices. I can see the council will get more tax without providing infrastructure. The cost will be on people who live here & feel driven out of the area by the daily barrage of planning applications and badly built towerblocks.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr oliver king

Address: 26 Oaklands Rd Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think the proposed development is out of character to the rest of Cricklewood Broadway which it neighbours. As a resident the other side of the Broadway I think the size and height of the development is too large and will have too heavy an impact on the neighbourhood in terms of traffic and population. Given the proposed development of Brent Cross / Staples Corner this will add to the overcrowding - which will come without the necessary schools / doctors surgeries / cultural spaces to make up for it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mansour Mansour

Address: 17 Caddington Road Flat 1 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If it's seriously going to look like the CGI I can't imagine why anyone WOULDN'T object, it looks like one of those Chinese ghost cities. It doesn't blend at all with the surrounding buildings and it looks so intensively developed that residents could lean out their windows and shake hands with their neighbours! There is a development further up Cricklewood Lane, I think done by Fairview, which is much more in keeping with existing stock, only 7 floors in the main building and 2 floors in the satellite buildings. Why can't it be more like that? I'm assuming that developers will have to provide parking on site as is usual but what about other infrastructure such as schools and doctors? Are they provided for?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Patrick Phelan

Address: 47 Besant Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing as a member of the governing body at St Agnes RC primary, Cricklewood. I wish to object to the development of the B&Q site. This huge development in the heart of our community will increase traffic and the stress on local services. We note that there are no plans for social housing, dentists, GP surgeries. This area is already overloaded with properties of this type, and we will have more in years to come, if the Brent Cross development comes to fruition. We are totally overpopulated now, there will be no improvement, it seems in other infrastructure, such as transport. We encourage our families to walk to school and any increase in traffic flows and pollution will make this more difficult.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr S Blumberg

Address: 99 Geary Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is out of keeping with the area. It's overbearing and over scaled. Developments of this nature are not conducive to a healthy living environment. The local infrastructure cannot support a development of this size.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr alan warren

Address: 17 anson rd London LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is on a scale that is far too massive to be manageable in the local area. But a much smaller development would be helpful.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to this oppressive proposal, which will significantly deprive so many local residents of their light and privacy, in addition to being a monstrous eyesore for the whole community. Also, the facilities/resources for such numbers do not exist here.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs NEHA BAILHACHE

Address: 20 KEYES ROAD CRICKLEWOOD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is hardly an "architectural celebration". What are they celebrating? They are definitely not blending into the surrounding architecture or enhancing it! It's more of an architectural disaster and a blemish on our landscape!

I live locally and access this area every day, whether by car, bus, or walking. And all three modes of transport are adversely affected around Cricklewood Lane. That road is too narrow as it is for the volume and level of traffic - foot and otherwise. A development of this stature will overload this congested area further. How has the highways department Okayed this?

I accept that London needs more homes but this development is UGLY. Surely the architects can be pushed into designing something on a smaller scale and better looking than this travesty!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Ciara Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Something positive could have been done here, but this is dreadfully ugly, and much too intense development for the area. Also sneaky to use proximity to Cricklewood Station as evidence of good transport links, when it can already be difficult to get on a train during busy times, and buses crawl along through the all-but-stationary traffic. People are leaving London and looking for homes with outside space - these Grenfell-style towers are insane, and will devastate our community, which lacks the resources to cope. Barnet must look out for all its residents - we in this little corner are already being burdened with more than our fair share!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms MARIA JACOME

Address: FLAT 4 45 MARBLE DRIVE CRICKLEWOOD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this once again based on the facts we do not need anymore fancy buildings changing the look of London and only catering the wealthy. Because people like me could never afford to live in one of these flats. It is an outrage that you propose to close B&Q, pound stretcher and the stores located on this site. It will ruin a lot of peoples lives especially as we are still in a pandemic. We need jobs not for them to be taken away. This is also our local hardware store and has been for years. Its extremely useful and the plans to remove it to build more flats is devastating. This will cause even more road blockages with all the added cars and people in Cricklewood it is not realistic. Its over congested as it is. The traffic is awful and it will only get worse with more flats and people added to this.

There is a lovely van who provides food for workers in the carpark they too would be moved on an its extremely unfair. Please stop only thinking about financial gain and consider the community more. There is much much more to lose with this proposed plans than to gain not mentioning the building would be disproportionate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Nagy

Address: 14 Menelik Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the above planning application for the following reasons:

1. The planned development would become a high rise urban ghetto with all its problems. It would be completely out of keeping with its surrounding area.
2. The additional motorised vehicles (cars, motorcycles, delivery and service vehicles) would cause further congestions and air pollutions in the area, particularly at the entry/exit points on Cricklewood Lane and Cricklewood Broadway.
3. Furthermore, any emergency vehicle (ambulance, fire brigade, police etc.) would be considerably delayed in reaching its destination, thereby be a constant danger to its inhabitants.
4. There does not seem to be any planned provision of nursery, primary and secondary school places for the estimated 1000 - 1500 persons aged 4 - 18 years of age.
5. Likewise there is no mention of medical facilities for the estimated nearly 5000 inhabitants. Indeed the only medical centre on Cricklewood Lane is planned to be closed down due to other developments.
6. This proposed development is ill-conceived and badly planned. If it were to be allowed to proceed it would be disastrous for the district's environment and its population, as well as for the future inhabitants of this proposed urban nightmare.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Wight

Address: 18 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I repeat the objection I made to this planning proposal previously. I have lived at 18 Johnston Terrace for over 2 decades. The railway terraces form a unique and peaceful village in the noisy, busyness of the Cricklewood area. The proposed tower blocks will overlook and overshadow the terraces, and largely destroy this very special village atmosphere. They are ugly, overbearing and will block out light. They will also bring large amounts of new car traffic to an already badly congested area, creating more noise and pollution. I have no objection to low rise new buildings in Cricklewood, but these monstrous tower blocks are horrendous, and I, and my family, object to them most strongly.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Hanson

Address: 31 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to add to the extreme majority of comments to date my objections to the scheme.

The mock up images I've seen look completely ridiculous and out of place to the surrounding buildings. The majority of buildings along the Broadway and surrounding roads are 2-3 storeys high, and so to have blocks of up to 25 storeys is crazy. It will be out of keeping with the area as a whole, and the sheer number of new properties and therefore residents, will put a massive strain on an area that's already heavily congested at the best of times.

There is a great community feel in the area that would be completely shattered.

I appreciate that it would be good for there to be some development in the area, but at a much smaller scale so that it benefits the residents who already live in the area, some of which have lived here for many decades, and doesn't tower over them blocking out light for the vast majority.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs H Wax

Address: 8 Henson avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development at the B and Q site for its density, scale, height and for being entirely out of keeping with the Edwardian/20th century small town nature of the centre of Cricklewood which it will loom over and curse for decades.

No one cares about a bit of design embroidery at the tops of these buildings; the whole mass will be inescapable from every neighbouring street.

The entire plan needs to be halted and reconsidered. No one denies that more housing is needed in London but not in this spot, and not in this fashion.

You fail to take into account the changes local people have experienced during the past 15 months of spending more time near their homes: they appreciate local streets, spaces and amenities that they can experience at a human level, that have grown up by people's endeavour - like local gardens - and not by corporate fiat like mass building sites that will cause more road chaos and filth in the interests of producing a fake town centre where a perfectly decent one already exists.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Drive Kroll

Address: 96 ashburnham road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I agree that housing is needed urgently the impact on traffic in this area, which is already extremely heavy and gridlocked, will be immense. The area does not have the infrastructure (schooling GP services) to support such an increase in new residents)

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Danielle Leon

Address: 31 Somali Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The design looks imposing and would dominate an otherwise low-level area. Although there is a road widening scheme in progress at the moment, the additional traffic load through Cricklewood would be detrimental to the area. It would increase air pollution, in an area where lots of schoolchildren come through. There are not enough local facilities (schools, GP's) to serve this added population. What the area of Cricklewood needs is more green, communal space. Not more concrete, and high rise blocks.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sharon Blackstone

Address: 106 Chatsworth road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application on the following grounds:

1. Density of population and living quarters. 1100 households on such a small piece of land is not acceptable especially when there has been no provision for green spaces, environmental benefits.
2. Traffic - currently, without the addition of these households all roads in the surrounding area seem to be at capacity. And although residents are told they are not allowed cars, as no space, what about visitors? Delivery drivers? And public transport is not that great in the area. Trains are busy during normal hours, without the additional surge.
3. Local amenities and facilities - what about GP surgeries? These are all at capacity. Schools? Shops?

And what benefit are the developers providing the overall local community? What investment in local green spaces, or parks are there?

The buildings are also completely out of character for the area, do not add to the town vista. I strongly object and feel that these monstrosities would be extremely damning on the local and wider local community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Linzi Frankal

Address: 20 Westbere Road Kilburn London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live locally and it would be a huge impact on the local traffic and facilities already at capacity.

It looks totally out of kilter with the surrounding buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Deborah Moss

Address: 210 all souls avenue LONDON London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe these proposed structures, huge tower blocks, are not in keeping with the other buildings surrounding this development.

As ever there is a lack of fore thought as to the impact of having so many new residents will have on the existing overstretched amenities and services, eg, GP surgeries, schools and I'd like to say parks/green spaces but there aren't any! This road and area is already congested and overcrowded. I cannot see that such a huge increase in the amount of residents, housed in such unsympathetic buildings would be any benefit to this area at all. I strongly object to this proposal going ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tammy Krylova

Address: 12 Lennox Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development should not be allowed to go ahead in its current state. The buildings are far too high for the area and should be significantly reduced.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Posnansky

Address: 54 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is far too large for an already congested part of London that suffers from severe traffic congestion and an overly busy public transportation network that will be unable to cope with the extra demand.

The design as shown is over bearing, out of place in the neighbourhood and generally lacking in architectural quality.

Whilst the area may benefit from additional housing the scale and design is inappropriate and should be blocked.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Mason

Address: 213 FORDWYCH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is at a hugely increased density to the surrounding neighbourhood and is unacceptable.

There are no benefits to the existing community rather there is a removal of both existing amenities and jobs.

There would be an increase in traffic during the construction and a legacy of constant traffic problems on the already overcrowded roads

The building process will itself be an aggravation to the local residents

The proposal is both out of scale and out of keeping with the area. The suggestion that the project will provide a landmark feature is a poor and hypocritical attempt to justify this over development

There developer does not provide firm commitments to include any facilities and improvements for the local community and does not define the terms of the 'affordable' housing provision

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Karen Appleson

Address: 24 Sneyd Road NW2 6an

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic and pollution is terrible in cricklewood, these huge buildings would not only add to this but also the height of these buildings is ridiculous for the area. The area is over populated and cannot cope with more traffic and people and pollution. I object strongly

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kitty Geary

Address: 103 Ivy rd Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cannot believe that this is even being put forward for this area !!! BRENT COUNCIL trying to make us more a where health as in breathing (more trees & road made less busy thank goodness) SO why would we won't in excess of 2.500 more people & their CARS dirtiest air to breath TRAFFIC jams & where will they be parking

There ugly far too high we've just got over 2 high rise blocks KILLING people !!!!

BARNET is one of the biggest councils with far more GREEN SPACE & train stations to choose from.

This dose NOTHING for our area I& is against what BRENT COUNCIL is planning for the better future of our area

So please stop this stupid , ill thought out money grabbing antisocial idear,

It has no place in any future to help the environment for the future .

Build it where there is space & not in a 2 story environment that is CRICKLEWOOD BROADWAY/CRICKLEWOOD LANE

ITS JUST NOT ACCEPTABLE for us local people , we are all all nominations & all diff shades & we love it just as it is

WELL DONE BRENT COUNCIL,

Barnet you have so many miles bro put this old fashioned monstrous design

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. This objection is entered by the Cricklewood Town Team ("CTT") in response to Outline Planning Application reference 20/3564/OUT made by Montreaux Cricklewood Developments Ltd on the 03 August 2020 to redevelop the Broadway Retail Park currently occupied by B&Q and others ("the proposed development") and in light of the further Urban Design Study.

2. Cricklewood Town Team consider that the updated Urban Design Study exacerbates and highlights the concerns raised in our initial objection dated the 9th September 2020. The view of the Town Team is that the proposed development is completely inappropriate and would be a disaster for Cricklewood as it is currently proposed, in particular

It would strip Cricklewood of its character as a low rise and historic community and overwhelm the town centre and the residential neighbourhood.

a. The imposing towers would impact on the natural light in Cricklewood.

b. The proposed works would make Cricklewood severely overcrowded with unsustainable pressure on the already strained public amenities.

c. The Urban Design Plan shows limited if any green space and as such suggests that the

development will reduce rather than enhance the already strained capacity in Cricklewood for recreation in green spaces.

3. Cricklewood Town Team would further put on record that it is concerned that the additional consultation period is an attempt to use procedure to minimise the voices of over 1000 objections raised in response to the initial consultation. Residents do not expect to have to reiterate their objections, nor have the council's new letters to residents suggested they need to. It should be noted too that the council has not made the new document easily accessible, instead breaking it into 9 pieces placed on the portal in jumbled sequence, now squeezed in amongst hundreds of comments. While fresh comments reinforce objections, any lack of a second comment must not be taken as any sort of indication that the new Urban Design Study has mitigated an objector's concerns. Cricklewood Town Team expects any planning decisions to fully engage with the strong representations made in opposition to the development from across the community.

Background to CTT

1. CTT works to improve the environment and build a stronger community, alongside residents' associations, community creatives, faith groups, local businesses, statutory partners including the police and Barnet, Brent and Camden councils as well as the voluntary sector. Straddling the junction of three boroughs and three wards CTT works in response to feedback from and surveys of residents, businesses and traders around Cricklewood to create a thriving local economy, increase visitor enjoyment and make a greener cleaner environment and a safe place for all of us - a community where all voices are heard and valued.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Eugenia McKeon

Address: 19 Balnacraig Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I cannot believe that this development got as far as this stage. I was born in Cricklewood and visit daily, Cricklewood is a Victorian/Edwardian area with beautiful old buildings but you want to erect this eyesore !

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Backhouse

Address: 213 FORDWYCH ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development would be an architectural eyesore with a complete failure to integrate into the local community aesthetic and predominate housing stock. The density is unacceptably high and there would be a loss of existing shops and amenities with no added benefits to the community at large. The development contains no social housing. There would be a huge increase in the volume of traffic on the already overcrowded streets in the immediate area. It is generally out of scale with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Audrey Henning

Address: 34 needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to oppose this development as strongly as I possibly can. Those high rise buildings will dwarf our little terrace houses. I can only hope that the planning department will consider the fact that the Railway terraces are a conservation area and are pretty unique. All their character will be lost by this overwhelming development. Has any thought gone into the volume of people, cars and amenities that will be required - is there enough infrastructure for all of this? Please think very carefully before making rash decisions. Thank you. Audrey Henning

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team - 2nd page

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued from Page 1 Cricklewood Town Team

1. CTT was responsible for putting forward a bid to the Mayor's Outer London Fund (OLF) in 2012; drawing together a partnership of the 3 boroughs it straddles and Hammerson to support bidding efforts. £2.6m in total was secured from the Mayor's fund and from Barnet and Brent Councils.

CTT served as the glue that held the partnership together as an integral part of the stellar project team assembled to deliver the project, leading the Project Board and the key community engagement. It has continued to both manage and maintain OLF projects and assets, as well as execute the exit strategy and legacy projects.

a. Outcomes included:

b. humanising the Broadway by removing railings from the median strip and replacing them with trees and a town clock

c. widening the Cricklewood Lane pavement by the Green and planting it with trees, turning it into a welcoming space for markets and events and a relief from congestion

d. revamping shopfronts

e. decluttering and relaying pavements

f. the Hollywood-style Cricklewood sign on the Broadway

g. retiling under the Railway bridge with Cricklewood signs on both sides, still regularly and often cleaned voluntarily by residents

2. Since 2010 CTT has staged a wide range of events, from the innovative mobile Town Square festival around Cricklewood to concerts and annual festivals on the Green (which in turn contributed to the recognition and registration of the Green as an Asset of Community Value), plus artistic installations, community-made murals, music, Maypole dancing and Christmas lights switch-ons, against a background of year-round street greening and cleaning. It has also been involved in local developments including:

a. The spectacular enhancement of Cricklewood station, transforming a drab entrance and the station tunnel and platforms into a colourful and welcoming experience with a community garden, dramatic signage, artworks inside and outside the station and lately repainting the bridge itself, in a series of projects and ongoing efforts variously led by CTT, residents associations and schools, in partnership with Govia Thameslink, Argent Related, Barnet Council and Network Rail;

b. the transformation of the Swan Hill - beside the Cricklewood rail bridge - with the efforts of the Community Gardeners and the local artist installing the Swans;

c. and the work done with LB Barnet and TfL to plan the installation of Legible London signposts from the station in 2019.

The Application

3. The application seeks permission for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units, and up to 1200 sqm of flexible commercial and community floorspace in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works.

Grounds for Objection

1. CTT welcome improvement of the Cricklewood area but are concerned that the proposed development has fundamental problems and should not be accepted without considerable amendments being made to the proposal.

Ground 1 - Community Character

2. Cricklewood's community character is characterised by housing which is predominantly Victorian and no more than 3 storeys high. If one considers recent developments in the locality one finds only:

- a. the 5-storey Travelodge built at 214-218 Cricklewood Broadway
 - b. A 6- and 8-storey building at 112-132 Cricklewood Lane
 - c. an approved application for a 6-storey development on the Galtymore site, 194-196 Cricklewood Broadway
 - d. an application that has been passed by the planning committee but not yet approved that includes a 9-storey block at 1-13 Cricklewood Lane, described by Barnet planning as "an appropriate height barometer for future development of the neighbouring site"
 - e. an outstanding application for a 7-storey block with 8th-storey protrusions and services, further up the Broadway on the Matalan site.
3. These developments are however outliers and Cricklewood remains a predominantly low-rise locality.
 4. CTT considers it important that any developments respect, retain and contribute to the character of the community rather than fundamentally changing it by overdevelopment of Barnet's small part of it.
 5. CTT is concerned that the proposed development will undermine the work of the last few years by producing a building which will dominate rather than compliment the locality, explicitly creating "maximum impact on people coming through the bridge" and superfluously "help[ing] people find their way around Cricklewood" by overlooking and dominating the entire neighbourhood. The development would be overbearing and diminish the appearance and experience of the streetscene and the wider locality.
1. CTT considers the proposal for very tall buildings, whether 14-, 16- or 25-storey, to be disproportionate and an overwhelming overdevelopment of the proposed site. If approved, such buildings would dominate Cricklewood's social space and locality in a way which would change the identity of Cricklewood in a negative manner.

Ground 2 - public transport

2. CTT notes that trains leaving Cricklewood Station during peak times are crowded to such an extent that it is often impossible to board the scheduled services. Similar issues apply to local bus and tube services.
3. CTT is concerned that the proposed redevelopment will result in a situation where public transport services are overburdened and the quality of service for Cricklewood residents will be reduced.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Barbara Goldberg

Address: 22 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I object most strongly to the proposed development. The prospect of 1,100 new dwellings is beyond daunting because of the overwhelming pressure it will add to an already over-capacity infrastructure. The surrounding roads are incredibly congested, the shopping facilities, schools and NHS provision will no doubt be overwhelmed. Please do not flood this congested area with 1,100 more families

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team - 3rd page

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued from Page 2 Cricklewood Town Team

a. The spectacular enhancement of Cricklewood station, transforming a drab entrance and the station tunnel and platforms into a colourful and welcoming experience with a community garden, dramatic signage, artworks inside and outside the station and lately repainting the bridge itself, in a series of projects and ongoing efforts variously led by CTT, residents associations and schools, in partnership with Govia Thameslink, Argent Related, Barnet Council and Network Rail;

b. the transformation of the Swan Hill - beside the Cricklewood rail bridge - with the efforts of the Community Gardeners and the local artist installing the Swans;

c. and the work done with LB Barnet and TfL to plan the installation of Legible London signposts from the station in 2019.

The Application

1. The application seeks permission for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units, and up to 1200 sqm of flexible commercial and community floorspace in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works.

Grounds for Objection

2. CTT welcome improvement of the Cricklewood area but are concerned that the proposed development has fundamental problems and should not be accepted without considerable amendments being made to the proposal.

Ground 1 - Community Character

3. Cricklewood's community character is characterised by housing which is predominantly Victorian and no more than 3 storeys high. If one considers recent developments in the locality one finds only:

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e. an outstanding application for a 7-storey block with 8th-storey protrusions and services, further up the Broadway on the Matalan site.

4. These developments are however outliers and Cricklewood remains a predominantly low-rise locality.

5. CTT considers it important that any developments respect, retain and contribute to the character of the community rather than fundamentally changing it by overdevelopment of Barnet's small part of it.

6. CTT is concerned that the proposed development will undermine the work of the last few years by producing a building which will dominate rather than compliment the locality, explicitly creating "maximum impact on people coming through the bridge" and superfluously "help[ing] people find their way around Cricklewood" by overlooking and dominating the entire neighbourhood. The development would be overbearing and diminish the appearance and experience of the streetscene and the wider locality.

7. CTT considers the proposal for very tall buildings, whether 14-, 16- or 25-storey, to be disproportionate and an overwhelming overdevelopment of the proposed site. If approved, such buildings would dominate Cricklewood's social space and locality in a way which would change the identity of Cricklewood in a negative manner.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jo Ryan

Address: Pine Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development it does not fit in with the area the tower blocks are way too high and will simply dominate everything else. This is a terrible idea and will not be a positive move for Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team - 4th page

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Continued from Page 3 Cricklewood Town Team

a. an application that has been passed by the planning committee but not yet approved that includes a 9-storey block at 1-13 Cricklewood Lane, described by Barnet planning as "an appropriate height barometer for future development of the neighbouring site"

b. an outstanding application for a 7-storey block with 8th-storey protrusions and services, further up the Broadway on the Matalan site.

1. These developments are however outliers and Cricklewood remains a predominantly low-rise locality.

2. CTT considers it important that any developments respect, retain and contribute to the character of the community rather than fundamentally changing it by overdevelopment of Barnet's small part of it.

3. CTT is concerned that the proposed development will undermine the work of the last few years by producing a building which will dominate rather than compliment the locality, explicitly creating "maximum impact on people coming through the bridge" and superfluously "help[ing] people find their way around Cricklewood" by overlooking and dominating the entire neighbourhood. The development would be overbearing and diminish the appearance and experience of the streetscene and the wider locality.

4. CTT considers the proposal for very tall buildings, whether 14-, 16- or 25-storey, to be disproportionate and an overwhelming overdevelopment of the proposed site. If approved, such buildings would dominate Cricklewood's social space and locality in a way which would change the identity of Cricklewood in a negative manner.

Ground 2 - public transport

5. CTT notes that trains leaving Cricklewood Station during peak times are crowded to such an extent that it is often impossible to board the scheduled services. Similar issues apply to local bus and tube services.

6. CTT is concerned that the proposed redevelopment will result in a situation where public transport services are overburdened and the quality of service for Cricklewood residents will be reduced.

Ground 3 - overcrowding

7. CTT is concerned that the proposed redevelopment will put a strain on already stretched public services. Accessing local medical centres already requires a long wait.

8. Further, Cricklewood Broadway has standing traffic for significant periods of the day. CTT is concerned that the local roads lack the capacity to cater for an increase in vehicles that would come with the proposed development. CTT is concerned about the associated air pollution that would ensue.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Goodrick

Address: 4 Tracey Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already scruffy and overcrowded, and the traffic is terrible. Schools are overloaded and GP provision is really hard to access effectively. The area is overcrowded and this will make it worse. As well as being high rise buildings totally out of character for the area. Our sewers, public spaces, healthcare, traffic, transport and education services cannot cope with this. Be real. These developments make money for the landowners, developers, the council and the contractors; at the cost of the quality of life of the residents. That is the honest truth.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team - 5th page

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Continued from Page 4 Cricklewood Town Team

1. CTT is concerned that the proposed redevelopment will result in a situation where public transport services are overburdened and the quality of service for Cricklewood residents will be reduced.

Ground 3 - overcrowding

2. CTT is concerned that the proposed redevelopment will put a strain on already stretched public services. Accessing local medical centres already requires a long wait.

3. Further, Cricklewood Broadway has standing traffic for significant periods of the day. CTT is concerned that the local roads lack the capacity to cater for an increase in vehicles that would come with the proposed development. CTT is concerned about the associated air pollution that would ensue.

Ground 4 - policy

4. CTT notes that Barnet has housing targets but is concerned that the proposed development fails to have due regard to the need to develop the necessary public services.

5. Cricklewood does not have a dedicated community space. There is no publicly run leisure centre within Cricklewood. It is unfortunate but related that local library provision is poor, with the Childs Hill Library open for very limited hours and staffed by volunteers. There is also a concern

that there is insufficient outdoor play space and green community space in the locality. CTT is concerned that the proposed development is not consistent with Barnet's policy of providing sufficient inclusive and integrated community facilities (policy CS10).

6. The police in the local area are overstretched and Cricklewood has had problems with antisocial behaviour in the recent past. CTT is concerned that the creation of excessive housing would worsen this situation by placing a greater strain on local policing (contrary to policy CS12).

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Michelle Elstein

Address: 153 brondesbury park London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live locally and traffic is always gridlocked in this area already. Adding to population density will exacerbate this issue infinitely. It will cause severe problems for locals.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team 6th page

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued from Page 4 Cricklewood Town Team

1. The Cricklewood Town Team is opposed to an application which has very tall buildings in the town centre. Such a development would:
 - a. Radically alter the character of the locality by creating an overbearing tower block in the heart of Cricklewood and thereby undermine the community feel that has been nurtured over the last decade;
 - b. Risk overwhelming public transport services;
 - c. Stretch already limited community services and facilities and potentially damage social cohesion by forcing local residents to travel elsewhere to access the services that they need.
2. CTT remains committed to making Cricklewood a vibrant and pleasant place to live but consider that the proposed development will not achieve this goal. CTT considers that:
 - d. any plans that are approved must ensure that there is provision for the creation of public spaces which will be usable by the community or improvement of existing public spaces;
 - e. there is sustained funding for community events and spaces;

f. and the quality of life in Cricklewood, in existing properties and in new developments including any development of this site, is not sacrificed in order to achieve quantitative targets.

3. In summary, we object to this proposed development plan because it would make Cricklewood into a high-rise annex of the Brent Cross Regeneration and deprive Cricklewood of its identity as a historic town centre location.

Cricklewood Town Team

30th May 2021

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Geary

Address: 103 Ivy Rd Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is vastly deincefied, so to try & put on the VERY EDGE OF BRENT, several thousand more peoples & cars, fumes pollution, traffic jams to our area has been ill thought out with no thought to the local community. There is nowhere in the are that is over 2 stories high & a close knit community, can well do with out this ugly planning project, that should & can in the centre of BARNET next to your MANY stations & open spaces. I am totally against this badly throughout project, which has no place in such a almost village atmosphere.

This cannot be put on brents/Cricklewood's door step unacceptable. Rethink location location location.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lynn Harte

Address: 28 Mulgrave Road Dollis Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an absolute blight on our landscape, a complete traffic nightmare waiting to happen. In an already congested area

So wrong

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bridget Hatt

Address: 1 Oxgate Gardens Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is totally out of keeping with the area. The traffic is already at breaking point, the infrastructure will not cope with the extra traffic, people.

There is nothing good to say about this development. It is an eyesore.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Lynn

Address: 68b Larch Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to my objection to this proposed development as strongly as possible. This development is an exercise in squeezing as many abodes as possible onto what is a considerable land space. A better use of the land and lower buildings would be much more suitable.

The number of residences is obscene considering the limited infrastructure of Cricklewood Broadway and surrounding areas.

The newly published "Urban Design Study" is a complete sham. Unashamedly praising the development at every aspect with no information or suggestions as to why it is so good other than the limited perspective that "it looks good".

Cricklewood Broadway is already inundated with construction traffic, HGVs and large load vehicles. There is no infrastructure in place other than the existing cramped roads to deal with this. We have a proposed site at Matalan, along Cricklewood Broadway (opposite the terraces), the Galtimore site as well as traffic from Brent Cross West. I for one do not wish to live in a construction site for the sake of some poorly build flats.

There is also little or no provisions for council housing in this development which is morally oppose in all developments.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Noone

Address: 47 caddington road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I strongly oppose this development. Firstly it will clog up traffic in an already clogged up area and will be a nightmare. Rather than re-generate the area, buildings of this type will make cricklewood even less desirable than it already is. We feel it will block light too and actually we can't see a single benefit other than to line the pockets of the developers. All the talk of affordable housing is rubbish. These developments never benefit anyone except the developers and the council perhaps. I am talking as a resident who had already had to put up with a very ugly building being erected at the end of our garden where the affordable houses cost from 500,000 to 1.2 million. Please don't ruin our area even more.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Debra Livingstone

Address: 24A Aylestone Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these high-rise buildings being built to tower over Cricklewood

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sheila McGill

Address: 11 Prayle Grove Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is totally out of step with the rest of Cricklewood. Yes the area needs development but this, in conjunction with the Brent Cross / Cricklewood regeneration threatens to overwhelm the whole area with the thousands of extra residents that will flood into the area. The roads are already congested, this will do nothing to alleviate the problem. High rise buildings are totally out of keeping with the area and not what residents need or want. Build a school or a new medical centre not these eye sores.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ashish NARENDRAJI

Address: Flat C 52 Westbere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello

I am against this size of development. I may support something smaller that would have less impact on the local area, more specifically the rail station.

The literal size of the development is not in keeping with the local area and would dominate the skyline.

The amount of congestion is already bad and this will make things worse.

Make something smaller and they will probably get more support. Everyone I speak to at the moment is fully against this.

Please don't let this continue as it is. It's simply too big and will put a massive strain on resources.

Thanks

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr William McLaughlin

Address: 124 Estcourt Road Watford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will cause more traffic, no parking, not good for the environment. Who will be able to afford them.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sarah Coppel

Address: Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is disproportionate to the facilities of the local area. Buildings out of keeping with the local area - height and density. It will deprive lots of residents of light, also removing views from their windows. The increase in residence will overwhelm local Dr surgeries, education, local shops and transport. There is no space for additional parking spaces as the area is already difficult to park. The area cannot cope with more traffic, Cricklewood Lane and surrounded roads are already a nightmare. This is a badly thought out development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sarah Coppel

Address: Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is disproportionate to the facilities of the local area. Buildings out of keeping with the local area - height and density. It will deprive lots of residents of light, also removing views from their windows. The increase in residence will overwhelm local Dr surgeries, education, local shops and transport. There is no space for additional parking spaces as the area is already difficult to park. The area cannot cope with more traffic, Cricklewood Lane and surrounded roads are already a nightmare. This is a badly thought out development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Dr Pandora Grabinar

Address: 47 milverton road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overbearing overwhelming not in keeping with surrounds

Would like low rise social housing with green area

Extraordinary that this is even being considered after green fell

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tania Apt

Address: 23 Alverstone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building proposal would negatively impact on the area - in terms of congestion, traffic and overall look and feel.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Debbie Klein

Address: 87 St Gabriels Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings will be an eyesore and make traffic in the area, which is already very congested, even worse. They are also an eyesore.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Georgia Jones

Address: 4 Manstone Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I welcome the redevelopment and rejuvenation of the site, the proposal as it stands is entirely unacceptable for the area. There are numerous reasons for this, some as follows:

- it is out of keeping with the architecture of the area. It is an ugly eyesore which will blight the area and will be a white elephant from the moment it is built. Instead, a village feel would be more in keeping with the Victorian nature and it could be carefully integrated to increase the value and appeal of the area;
- it is in no way appropriate for a 25 story building to be built in an area which only accommodates low level buildings;
- Cricklewood and surrounding areas infrastructure will not be able to cope with the additional population: doctors, dentists, transport
- we already have very high crime rates and social issues in this area and without careful consideration to additional community services such as policing and activities for young people, the influx of population will impact this;
- green space needs to be maximised in an area which lacks this;
- the increase in carbon emissions resulting from the increase of population / traffic is not OK in one of the worst areas for air quality.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Faye Farmer

Address: 99 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development in this proposal. It's not only completely out of keeping for the area, but all the justifications for this amount of housing on the plot size are completely at odds with the community already living here. There is no way that this development won't cause the area's current facilities and infrastructure to seriously struggle, and the residents to suffer the fall out.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Tock Nee Cheng

Address: 42 Fleetwood Road Dollis Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to build the high rise flats in BnQ.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Robinson

Address: 59 oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the neighbourhood and will provide serious strain on already over subscribed transport links and public services.

There are no buildings in the area that even come close to the heights proposed here. The planning also doesn't meet Barnet's own checks for social and affordable housing.

I object and feel this should be rejected.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew O'Connell

Address: 46 Mora Road Ground Floor Flat London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: We need hundreds of thousands of new homes in London. Cricklewood has fantastic transport links and is in need of new investment. I believe this proposal is absolutely what we should be doing.

The current site is an eyesore and while I'll miss having B&Q nearby the benefits of this site entirely outstrip me having to go further for my occasional trips there.

Densification at this scale is necessary if we are to build at the scale needed whilst protecting the green belt (we should be building on the green belt next to transport hubs).

The proposals will help deliver new public realm and I'm glad to see the 35% affordable housing requirements will be met. Ideally some would be for some form of social or affordable rent rather than Shared Ownership.

My only comment of note would be to enquire what steps will be taken to ensure that steps Barnet will take to ensure delivery of public realm and high quality design once the developer secures outline consent as I hope they do. Speaking from experience this can sometimes fall away. Hopefully there is some kind of design code and steps to ensure approval is sought for substantial

changes to the proposals.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rachel Lum

Address: 32 Peter Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not in keeping with the aesthetic of Cricklewood. There are not enough schools, doctor's surgery, supermarkets to accommodate the amount of new residents to the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Benjamin Shipton

Address: 33 Coleby House 2 Woodley Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size and scale of the building is totally out of keeping with the surrounding area. It would be overwhelming and create too much strain on the local infrastructure despite improvements.

The main issue is the height of the building. It shouldn't be more than 6 storeys or the same as other new build blocks of flats in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Noemie Turner

Address: 9 phillimore gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the ground of lack of infrastructure, school, surgery, etc. And traffic caused by this development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catherine Charles

Address: 1 Milman Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This design is totally out of keeping with the area. It is out of proportion being so much taller than other buildings in the area. It would overwhelm and loom over the surrounding streets.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss R Beckett

Address: Flat 3 , 141 walm lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is completely out of character with the area. The height is vastly out of proportion with the surrounding buildings. The transport strategy appears ill thought out as the development is right by the station, and adding this many flats will surely vastly overcrowd the train into central London.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jardena Norman

Address: Flat 3 35 Mowbray Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will increase traffic in an already massively congested area which will not make it feasible to live nearby

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tammy Yugin

Address: Flat 62 Banting House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a development in an extremely overcrowded area with standstill traffic already occurring at many hours of the day, higher than legal air pollution. And with a variety of other developments already passed and ready to start, residents expect their lives to become torturous. Please do not force us to bear yet more traffic and pollution. The local infrastructure and roads simply cannot support any more developments in the immediate area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carine Guillou

Address: 17 Badger Court Pinemartin Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will be horrible

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Hyoms

Address: 64 Westcroft close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the plans that are grossly out of keeping with the surrounding area, both in terms of the dense footprint and the height (almost nothing close by excess 3 floors). The visuals in a near 360 degree radius would be obliterated.

There is no case given for Cricklewood needing a landmark and neither do these plans support belief that these plans are in fact a landmark and not an eyesore.

The impacts of 1,100 residences are not fully assessed with reliable supportable backup. This is a significant volume on an existing neighbourhood and there are no clear plans to support the burden that would be placed, both in terms of amenities and infrastructure.

In fact the development remove shops that serve the neighbourhood well.

There is a ludicrous idea that cyclists would cross a main road in the A5. As a regular cyclist this would not be my behaviour and only very rarely is this observed at the most busy junctions...this is not a definition I use for in Cricklewood.

There is limited support for the train modelling nor any assessment of the impact on the existing services that have always been heavily loaded at peak times.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jill Henry

Address: Agamemnon Road 66 LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object yet again to this monstrous proposal for the development of the B&Q site in Cricklewood.

It is overbearing, overwhelming and totally out of keeping with the Cricklewood town centre and surrounding neighbourhoods which are made up of two and three story buildings/homes.

These blocks, up to 25 storeys high, are not appropriate for this area, the height is excessive and will negatively loom over the neighbourhood and impact areas of nearby Brent and Camden.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carol Trinder

Address: 63 Gascony Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want to lose B&Q or Poundstretcher. Homebase is also under threat and this leaves us no choices for DIY without cars! Also no more damn apartment blocks. People are leaving London - you are 10 years too late!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Tanya Church

Address: 63 Gascony Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already terrible queues of traffic on Finchley Road and West End Lane and these will only get much worse during construction and also after people have moved in. There are so many building works of one sort and another in the area that life has become quite miserable. Do we really need more accommodations for landlords to buy and rent at exorbitant prices to people who are barely able to afford them.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Fay

Address: 20 chiltern gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposal does not have sufficient affordable housing units and should be rejected on those grounds alone.

Transport and traffic sections make no attempt to evaluate likely use.

Previous issues raised with development have not been addressed.

The development would have an adverse affect on the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sinead Lay

Address: 47 dollis hill ave Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this for many reasons.

First, it will be a total eyesore and totally out of keeping with the area.

Second, it will cause major issues for parking. There are no plans for securing parking for all of the flats so where will they park?? This area is already extremely tight for parking.

Third, the traffic in cricklewood is already horrendous. An increase in population but such a HUGE amount will no doubt increase the horrible traffic there already is.

Finally, the amount of flats is based on pure greed and are never sold at reasonable price. Lies are told with statements such as 'affordable housing' where people are sold a dream and given a tiny box, made poorly for an extortionate price. Build proper homes at reasonable prices for the local people - not for investors.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sharon Noden

Address: 20 CHILTERN GARDENS London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development is too large and too dense for the area

No social housing is offered and an aspiration to provide the minimum of 35% affordable units does not meet the needs of the community or London.

The tower is described as deserving to be seen. This statement has no real meaning and provides no reassurance for the community that its needs will be met or taken into consideration. The proposed buildings are far too high. Dwarfing neighbouring buildings and dominating the centre of Cricklewood.

The impact on local amenities will be considerable. Doctors in the area are already under pressure.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Richard Dawood

Address: 11 Hocroft Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road access to the site is already at capacity. Local resources are completely inadequate to support the scale of the proposed development, at every level. This would be greatly to the detriment of the existing local community.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Mila Griebel

Address: 2 Gladys road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculously large development for the area . High density , having a major impact on the local infrastructure. Nearly all the buildings around it are only 3/4/5 stories . There is already problems with gridlock traffic in the surrounding area .It needs to be thought to a far more human level.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Rodin

Address: 60 greencroft gardens Flat 1 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:What is amazing about the neighborhood is the access for everyone - cyclists, walkers, buggies - and the ability to enjoy the surrounding areas. Another huge development will bring crowds, many new cars, shadows across the surrounding buildings and change the feeling from local neighborhood to a crowded tube stop with people not invested in the area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Paula Geary

Address: 18b maygrove rd Kilburn London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cannot believe, that Barnet council is trying to overwhelm the very edge of Brent with horrendous blocks of old fashioned flats & putting 1,000's of people's on to the already crowded area hundreds of extra cars & all the extra pollution in this almost village feel , we are a great mix of people & have great respect for each other ,this would ruin the area !! With Brent Council pulling out the stops to make us all more healthy,!!&!streets cleaner

BARNET has many more miles in their district plus plenty of train station not to mention OPEN SPACES , this is totally unacceptable for the residents & our air level & cannot see how any thought what so ever with this MAD IDEAR was really thought about " we don't approve of tall money boxes .actually rubbish

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Hassan Sobh

Address: 160 Fordwych road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Hyoms

Address: 64 Westcroft Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local amenities are not sufficient for these additional homes when considered in conjunction with other large developments already underway near by. The style and size is not in keeping with the surrounding buildings and layout, furthermore the local community has already suffered significant disruption for months due to the multiple changes in road layout nearby and it is not appropriate to expect everyone to accept this for years to come to accommodate the development, please do not grant approval.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Chauncy

Address: 102, Drayton Road Willesden

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too big for the site. The additional burden on already congested roads is too significant. The building is not in keeping with the local area. It is imperative that building is lower than the planned 25 floors that is planned.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Pearson

Address: Flat 1 Mill Court, 109 Fordwych Road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To have 25 storey buildings in a residential area where there are two storey buildings sets a dangerous precedent and spoils the skyline also there's going to be no availability of services for all these additional people and it will create even more of an issue with parking.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rebecca Peters

Address: 41 cedar road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hurrendous overbearing building ruining character and nature of the area. Eyesore. Will bring too much traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs christine cryne

Address: 10 Sneyd Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposals are a disgrace and show a complete disregard and disrespect for the local community. The buildings are far, far too high and completely out of keeping with the surroundings. It would dominate the horizon for miles around and create wind tunnels and cutting out sunlight. Who wants to live and shop in the dark?

Furthermore, the local infrastructure could not support a development of this size. The surrounding roads are already in gridlock and adding extra cars is simply adding to an existing problem.

The lack of social housing also adds to the perception that the property developers are simply trying to maximise their profits. There is no social awareness or concern for the community. Surely the local authority would be better to approach a housing association to take charge? At least that way Barnet would get a development that would put people first.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emma Beal

Address: 48 Ivy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:No

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Spivey

Address: 41 Sarre Road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of keeping with the local environment. It is massive, over-bearing and brutal in its scale and design. Whatever angle you look at it from, there is nothing to recommend it. However much the developers dress up their design with vapid phrases that extoll its aesthetic virtues, this is a monstrous and unwelcome proposal that should be rejected out of hand.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Roshan McClenahan

Address: 4 Gratton Terrace, London NW2 6QE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments stand. Main objection is that a 25 storey building is totally out of proportion, and will place excessive strain on schools, GP surgeries and traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Roy Hutchinson

Address: St John's Vicarage Vicarage Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As vicar of the parish that this development is proposed, I would like to re-iterate my previous objection.

The scale and density are far too great for the area and it is not in keeping with the current area, destroying an important part of our town area. The plans proposed will take away rather than enhance the area and its impact to our community will be extreme and negative, with further transport and traffic issues for road users and pedestrians. My previous comments also stand, please reject this proposal

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr peter sander

Address: 73 the avenue london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register an objection against the proposed development because it will create a large burden on the traffic in the area, and on the infrastructure. It is pretty bad as it is now! Not to mention the total inconvenience for everybody in the area during the construction.

Please consider my objection

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lydia Parker

Address: 27b Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as I have done in the past and in person to a representative of Montreaux who met with members of the Cricklewood Grove association. This development would completely dwarf all buildings around it, changing the residential character of the neighbourhood irrevocably and turning it into yet another soulless area of London. It does not take into account the effect the increased population would have on transport, traffic, schools etc. The area is already being changed with the Brent Cross extension, which thankfully does not seem to include tower blocks. Cricklewood is a vibrant, international, interesting neighbourhood full of history and lovely old buildings, filled with residents who care about preserving the intrinsic nature of the area. It is not a work in progress that needs to be constantly developed and filled with more residents and chain stores. I understand completely the motivations of Montreux to build taller and bigger buildings to meet housing needs and make a substantial profit, however, the height of the buildings is my main objection. The design needs to be rethought completely. If the development included perhaps a new library, a community centre, a theatre/performing arts space, shops that would include our local shopkeepers and not chain stores, it would be a friendlier proposal to the community. In the drawings, the buildings cast shadows over each other and will certainly be a blight on the landscape for existing Cricklewood residents. I urge Montreux to reconsider these proposals and make them truly community friendly.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joseph Spivey

Address: 41 Sarre Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: will destroy our skyline and neighbourhood - this cannot be allowed to be developed

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Veronique Lafontaine

Address: 39 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Height of buildings not in keeping with neighbourhood

Density of housing

Not enough green space

Not enough community space

Schools, GPs, public transport and roads unable to cope with increased population.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Aashish Vishnoi

Address: Flat 1 Park View 133-143 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Significant increase in traffic, with the infrastructure not being conducive to such an increase. Further, why no social housing. Not acceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeremy Nicholas

Address: 10 Needham Terraces Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I like it as it is

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Barry Rawlings

Address: Flat 8, Aidans Court 110 Friern Park London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The proposal is by reason of its height and bulk and density completely out of keeping with the local environment. There is a lack of truly affordable housing. The narrow and busy roads can not take the additional traffic that will be generated by this proposal. The shadowing will affect local residents depriving them of natural light.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carla Meneses

Address: 108 Church Lane Church Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already very crowded. These will destroy our lovely views with these tall buildings. We also need our diy stores as none close by.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Johnston

Address: 5 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Urban Design Study confirms my view that this scheme is too high, too dense, oppressive and totally wrong for the site. It is at odds not only with older, low-rise Cricklewood but also with the many new blocks of flats planned for the area, which are no higher than 9 storeys. It contravenes Barnet's tall buildings policy and would set a very dangerous precedent for future development.

I support building housing on the B&Q site, but this is an alien monster that completely re-invents Cricklewood's built environment rather than complements or enhances it. The visualisations of Cricklewood Station, Kara Way, the Railway Terraces allotments and the Grove roads are shocking. The 'in-your face' metropolis at the top of Kara Way (the only way into the Railway Terraces) is the antithesis of everything that makes the conservation area special and will harm its historical significance. It will overshadow Kara Way playground, which is currently sunny and open, intrude on the allotments and loom over Campion and Needham Terraces.

Sealing off the entrance/exit for vehicles to Cricklewood Lane will increase traffic on the severely congested Edgware Road. Even if few residents are car users, the number of service vehicles generated by 1,100 flats plus commercial premises will be significant. Add in pedestrians and cyclists cutting through between Cricklewood Broadway and Cricklewood Lane on a cramped shared path through the blocks, and there's a perfect recipe for a death trap.

Supporters should be aware that the green and pleasant scene illustrated is a deception. Outline permission covers only height, massing and means of access. The lavish planting illustrated would

not thrive in the shadow and wind tunnels created by extremely tall and tightly packed towers and will never happen.

The grandiose, subjective descriptions of the project insult the intelligence of Cricklewood residents and the idea that we need a 25-storey tower to help us find Cricklewood station is ludicrous

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Cash

Address: Flat 63 Coleby House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Overall I support the redevelopment of this site, however I feel that the tallest tower is too tall and should be reduced from 25 storeys to approximately 15 storeys.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nadine Gordon

Address: 148 Anson Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Anyone who agrees to this does not live in the area. We are already overcrowded. The infrastructure in the area cannot sustain the number of flats being built. Doctors, dentists, rubbish collections, schools, shops it's all impossible.

It's an eyesore. You only have to look at the monstrous flats that have been built on Edgware Road which look like a slum to see that.

Please do not do this.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms S Kieran

Address: Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about the already congested roads with so many additional dwellings.

The towers are not in keeping with the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Miles Seaman

Address: 38 Sarre Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is very obviously a monstrous over development of this site. The roads to which it connects cannot handle the current level of traffic. The additional traffic (whatever the modes) . The intensity of the housing is obviously too high for the ground on which it stands and there is little possibility for the people resident on the site to 'escape'. There is no way that such an intensive development can end up as anything but a modernist ghetto attracting the worst characteristics of urban development and living. You will be creating a hell hole from which residents and neighbours will pay dearly for the few decades it remains.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Cook

Address: 82 Greenfield Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development as proposed is extremely dense, overbearing and pays no heed to the areas around the development site which are mainly low rise housing.

It will reduce light and constrict views, even of the sky, from every point of the compass around it.

There appears to be little, or no, provision of extra facilities for the residents of the new development, let alone the wider community.

Traffic along Cricklewood Lane and the Edgware Road is already at breaking point. This development will add and create more problems.

Environmental considerations appear tokenist, e.g. the developers propose a cycleway through the development, but what does this cycleway link to when it leaves the development...overcrowded roads.

1100 homes means a lot of extra pressure on local services, e.g. bus and rail services, particularly at peak times.

This is a once in a lifetime opportunity to develop a very large site in the centre of Cricklewood for the benefit of the community as a whole. Combining homes with required services such as GP practice/health centre, dentist, leisure facilities and green space. This proposal completely lacks imagination and sensitivity and has no concerns over its impact on its immediate surroundings. It should be wholeheartedly rejected.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Waller

Address: 20 Caddington FRoad London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:1) Montreaux's new "Urban Design Study" and revised transport assessment have failed to address any of the previously submitted substantial criticisms and valid objections made by myself and more than 95% of respondents. My previous comments, therefore, still stand. The Urban Design Study is effectively a parody of itself; the document lacks meaningful content as it accompanies an outline application. The statement paints a glowing description of a "beneficial" impact to the Cricklewood area that a supposed high-quality development would bring. This is hypothetical as matters such as the design and appearance of the building; the landscaping including open public spaces; the layout including new community facilities, and the scale in terms of the overall size, density, height, width and length, are reserved for future applications and are likely to differ considerably from the "joyful and generously designed" fantasy of the Urban Design Study.

The design statement is an aspiration and appears as a sleight-of-hand, an embellished ploy designed to appeal to planning decision makers. In reality, all that is being requested for in the outline application is an in-principal agreement to a very large, densely populated development that could only be delivered by rabbit hutch flats in over-large and over-tall buildings with no or minimal truly affordable public housing. The images and creative words are purely illustrative. It is just as conceivable that the development would be a different eyesore structure with roughly the same dimensions and no additional facilities.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Waller

Address: 20 Caddingron Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2)Whatever the superlative vision of the design descriptions, nothing alters the fact that a development on the scale of the outline application request is out of keeping with the area. Its statements have totally disregarded the concerns expressed in response to the previous version of the planning application. It is essentially puff, e.g. "They recede as accents against the sky, much as the Mosque campanile does. While the apparent scale is compatible with the context, the verticality of the various elements has the campanile as a companion. While the maximum parameters defy the elegance, in their slimmer form and sympathetic materiality, qualities of compatibility with their context and marking of the centre, public landscaped spaces and the station give rise to a moderate impact which is beneficial to the townscape". Given that such matters as scale and design are reserved, this is a trivial diversion. I find the lack of response to previous community objections insults the many previous genuine and thoughtful comments. Nothing can alter the fact that the scale and height proposed are not in keeping with the local 2- and 3-storey buildings. Nothing in the Cricklewood area is anywhere near as tall as this or as dense as this. It is wrong to paint this as an advantage.

Yet again the Urban Design Study sprinkles insubstantial glitter on the proposed development insisting on the "elegance of the tallest building.... that will be a landmark with an "open and generous crown", as if they're doing existing Cricklewood residents a favour. However, there's no justifying height and bulk like that in Cricklewood. It is completely out of scale with the neighbourhood. Its extraordinarily high-density would overwhelm the centre of Cricklewood,

looming not only above its nearest neighbours in Barnet but all the Brent and Camden residents of Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pp Caffrey

Address: 40 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development will be totally out of keeping with the area. It looks ugly and overbearing. It is out of character with the surroundings and goes against L L Barnet policy of low rise buildings.

The buildings in Cricklewood are no more than 5 storeys high. To suggest tower blocks of up to 25 storeys is ludicrous. This area is made up of Victoria / Edwardian type buildings. An ugly monstrosity is not needed or wanted in this area, to call it a landmark is ridiculous. We have clear signage and no need for a huge blot on the landscape. Cramming thousands of dwellings into an already densely crowded area will put a strain on transport, GP surgeries, schools etc. not to mention the pollution from even more traffic. There are already plans for more housing etc. at Brent Cross, we do not have the infrastructure to deal with more. Please give serious consideration to the residents of Cricklewood and refuse this development. Thank you.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Waller

Address: 20 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:3) Residents of Cricklewood pointed out that such a high density would stress local facilities and infrastructure to breaking point. The additional documents in presenting a glossy hypothetical high specification development do nothing to address any of the issues raised. It is proposed that there will be 110 parking places, with 33 will for people with disabilities, for the proposed 1100 flats (an adult population of 2000 - 3000 people). It doesn't say how the non-disabled places will be allocated. They might go with the most expensive flats, creating second class citizens or maybe there will be bidding wars and high costs for sublet parking spaces. Residents of that development will be told they can't park on the neighbouring streets. However, it is likely to lead to illegal parking; illegal trading of council residential and commercial parking permits spaces and parking on pavements and across driveways. For pedestrians, the assessment says the pavements under the railway bridge may need barriers. It doesn't say how people will squeeze through if there are barriers. The pavement by the rail station going towards bus-stops on Claremont Road and Cricklewood Lane have already been narrowed by Barnet Council and would not cope with adding around 3,000 more people into the area. On the scheme itself the poor design of pathways has pedestrians and cyclists competing for space and is thus hazardous. It says it's a good area for cycling, but then shows bad scores for Healthy Streets. It says that - "Crossing Cricklewood Broadway presents safety concerns for cyclists and it is likely that most will

dismount and use the pedestrian-crossing," thus creating competition for and over-crowding of the limited pavement space.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Waller

Address: 20 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:4.

The assessment suggests that the welcome-pack for new residents would explain optimal cycle routes but there's no realistic long-term commitment to helping and encouraging people in the development to cycle and there is no understanding that the mobility needs of residents will change as they get older and patterns of vehicle use will alter.

The assessment admits the developers got their rail assessment substantially wrong, thinking there were 12 trains into London every hour and, they had greater (i.e. 12 coach) capacity. The figure for additional train use has been revised to merely 88 passengers travelling during peak hours. This figure is unrealistically low and appears designed to lower payments to Barnet for infrastructure.

Conclusion

Nothing in the document addresses the real concerns that a development of this scale will put insurmountable pressure on local facilities and infrastructure, including transport, schools, GP and dental services. I urge Barnet Council to refuse planning permission for the redevelopment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Olga Kurenda-Pilat

Address: 35a Chichele Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development. The area is already highly populated and very busy, the Chichele Road/Cricklewood Br & Cricklewood Lane between Cricklewood Br and Claremont Rd are constantly jammed. Walking kids to school every day along these streets is a nightmare. It's loud, stinking and polluted already. Bringing new flats with new cars to the site will make this much worse (if it's even possible it's so bad already). Pavement under the Cricklewood station bridge up is so narrow that you have to walk in line with the kids. During peak time it's impossible to pass through. Where the bike racks are put next to the station, you can't pass through with the buggy if the bikes are left at the racks. Clearly this whole development will discriminate against women again as the women are the ones mostly doing school runs and walking with buggies and kids on scooters.

Besides the availability of the Coop, the Polish shop next to it, the B&Q and the Poundland makes the area much more attractive and is very convenient to local community and especially to families without cars who cannot travel far to do shopping.

The trains at Cricklewood station between 8 and 9am are so packed that you usually can't get in and have to wait for the next one.

And last but not least, these huge tower blocks do not suit the area at all. They are HUGE.

All the benefits of this development you have listed must have been done by someone who has actually never been to the area as none of them is true nor realistic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Pierpaolo Zeni

Address: 117 Britten Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area currently occupied by the B&Q complex can be improved, however, this planning looks terrible. the change will radically modify the "face" of Cricklewood forever. the landscape will be destroyed, there will be an increase in the number of people and consequently, public transport, parking places, traffic everything will become an issue. I.G. there will be so difficult to find a GP as well!!!

the project should be resized to come back to a human-size impact, to improve the community and the life style of it

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Pauline Baseley

Address: 19 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application.

The application seeks to justify excessive height, massing and density by claiming the proposal solves trivial or non-existent problems.

Repeatedly, the 25-storey tower is described as an aid to wayfinding and legibility. No evidence is presented that people are having trouble finding their way.

The application makes much of providing a public pedestrian and cycling route between Depot Approach and Cricklewood Lane. However, it would not serve pedestrians coming to or from the Railway Terraces via Kara Way; that route is already blocked at Kara Way.

- It would not serve cyclists travelling between Cricklewood Lane and the A5 junction with Depot Approach.

The application criticises Cricklewood for not having a library or a town hall, but does not say it will rectify this or offer any other community facilities, with the exception of public access to the spaces between building plots. It calls one of these spaces a Town Square, though it would sit apart from the roads, and shows it with a brightly lit cinema or advertising screen shining into the windows of

the residents across Cricklewood Lane (no assessment of this impact is offered).

The developers have no clear ideas on how the ground-floor commercial spaces would be used, and no strategy for encouraging appropriate uses, let alone allocation to develop the community. There is no policy to ensure they are let and do not remain empty as at nearby Fellows Square.

No social housing is offered and there is only an "aspiration" to provide the minimum of 35% "affordable" units. This fails to meet London's needs and it fails to meet the needs of our community.

The statement of community engagement makes it clear that the developers have not consulted Cricklewood residents so that our views will be taken into account. The statement ends with a brief series of rejections of every criticism.

For all these reasons the plan should be REJECTED.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Tamsin Parker

Address: 27 Ash Grove Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These building plans are ugly, impractical and bad for the environment. There's no use for them to be there and there are better ways to spend the money.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Okpaku Madedor

Address: 9 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of the development is too large for the area in question. The development in its current state will increase pressure on the little amenities and resources available in the area, such as schools.

If there was one child in half of the units on offer, there would be 550 extra children that would need to be accommodated in the current schools in the area; Will the local authority be increase class sizes to accommodate them, or will they be building new schools?

The traffic will also be worse than it is now with the addition of 1100 new families.

I think the development needs to be scaled down - a 25 storey block in Cricklewood? I don't think so. We can't have developers/accountants determining the building density.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Christine Winterburgh

Address: 14 Farm Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The 24 storey building is completely wrong in this area. Its dominance of that site is totally out of place. It will be an ugly block seen from a large area.

During the construction, because of the relatively narrow roads in the immediate area, there will be a huge amount of traffic congestion which will make access over a wide area difficult. The air pollution will be enormous.

The services needed by such a large increase in people in the area are not available and haven't been planned. There will be a need for GP practices, schools and different utilitarian services.

The change of use of Cricklewood Station from passengers to freight will affect a large number of travellers and commuters. The Brent Cross West station will be difficult and very inconvenient for many regular users as people come from a wide area by bus and foot to commute daily. Older and disabled people will find it very difficult to get there.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Hurlocker

Address: 220 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to this development.

I object strongly to the 25 storey tower and other high rise buildings included in this development. The shadow calculations for this development have shown that there will be a loss of light that stretches as far as Hampstead. As the sun moves during the day, hundreds of local gardens will be deprived of their sunlight. This would include my property and would greatly affect the enjoyment of my garden which I have had for 40+ years.

I also strongly object to these towers as they are totally out of keeping with the surrounding Victorian architecture. They will dwarf the surrounding historic terraces and show no respect for the architectural heritage of the area whatsoever. Shame on whoever designed these plans!

Whilst traffic improvements are currently being undertaken at the junction of Cricklewood Lane and Cricklewood Broadway, there will still be an increase in traffic and pollution from this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Aida Karaselimovic

Address: 7a Temple Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is out of character with the surrounding areas. It looks unappealing and bland and has been seen many times before. The buildings are too high and crowded with too many units crammed into the small space. Whilst it is appreciated that more residential property is required, this can be achieved by having better architecturally designed and lower rise buildings with fewer units. This will turn Cricklewood into another overly urbanised area lacking character, less distinguished and 'passing by' area.

I strongly oppose this development which will set back our neighbourhood for years to come. It will bring pressure to the local facilities and transport infrastructure. It will simply add next to nothing but take away a lot.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Freedman

Address: Flat 3 69 Park Road New Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm more than happy to support sensible proposals for housing in the London Borough of Barnet, but not towers in a sea of 2 storey terraces. The issue for me is the change in the urban fabric in outer London. Whilst I'm not a resident the area (though my Mum grew up there), I would suggest 7 storey buildings as the maximum height. That's my view, others may have other thoughts.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss kathryn stratton

Address: flat 47 coleby house Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size of the proposed development is far too large, it would be out of character for the area and would be aesthetically unappealing. A 25 storey block is so large it would effect a huge amount of neighbours. Many properties will have view of the building and some will be overshadowed.

My other main concern is the sheer increase in people, the area is already running at maximum with GPs, dentists, schools, transport, parking and traffic. A development of this size will just stress this further.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gill Abbott

Address: 79 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed tower blocks to be built on the B & Q land. These are not in keeping with the local buildings and will look hideous as they will look out of character for Cricklewood. This project will have a massive impact on yet more traffic causing more air pollution. GP surgeries, Dentists in Cricklewood are already struggling to cope with patients. What about our local schools: these tower blocks will reduce catchment areas for schools. What about recreational areas for these extra people, Cricklewood doesn't have enough for current families!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Berthoud

Address: 1 Rusper Close Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There seems to have been no change in the plans since the earlier request for comments. The situation remains the same: far too much crammed into an insufficient space; inadequate spacing between buildings that are too high. Where are the gardens? Aesthetically blockish and unattractive. Apparently no social or affordable housing. A blot on the landscape and a slum of the future. What access provisions are being made? It looks like Barnet is dumping a problem on the people of Brent.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marlene Wardle

Address: Chair, Railway Terraces Residents Association 27 Midland Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I write on behalf of the Railway Terraces' Residents Association which represents some 250 households. A recent planning application for a concrete batching plant by Capital Concrete on land immediately north of the Cricklewood Railway Terraces Conservation Area was rejected by Barnet's planning committee because:-

"The proposed development would cause harm to the setting of the adjacent Cricklewood Railway Terraces Conservation Area and would not preserve or enhance the character and appearance of that Conservation Area contrary to Policy

7.8 of the London Plan (2016), Policy CS5 of the Barnet Local Plan Core Strategy DPD (September 2012), and Policy DM06 of the Barnet Local Plan Development Management Policies DPD (September 2012)."

The proposed development by Montreaux of the B&Q site is EVEN CLOSER to the terraces than the application by Capital Concrete and would most certainly cause harm to the setting of the Cricklewood Railway Terraces Conservation Area and would CERTAINLY NOT preserve or enhance its character or appearance. We therefore strongly request that this application be rejected on these same grounds, as well as for all the many other reasons given by the people of Cricklewood.

I also confirm that the earlier objections lodged by the Railway Terraces Residents Association still

stand. The CGIs recently uploaded by Montreaux only served to confirm and reinforce these objections.

The impact on houses in Claremont Road and The Groves will be dreadful, tower blocks looming over them, overbearing, loss of light and loss of skyline. The development is completely out of keeping with Cricklewood's low rise Victorian buildings and equally out of keeping with the new modern ones that have been recently approved, all of which are much lower.

It is also unacceptable that the outlook for children using the Kara Way playground will be dominated by huge, overbearing tower blocks. Children need to see the sky!

The NorthWestTwo Residents' Association (see objection lodged by Ben Tansley) has carried out a detailed analysis of the latest documents uploaded by Montreaux. Our association fully endorses all comments made by Ben Tansley

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Yusuf Ismail

Address: 16 Ivy Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposals of this scale have no rationale or fit with the local community, in several aspects including:

- Schooling: nursery, primary, and secondary school places are already stretched, and will be under even more intense pressure with the level of new housing proposed.
- Medical: likewise, local medical services including GPs, hospitals, dentists, and opticians are also already very stretched and will be unable to cope with the new pressures of this housing development.
- Transport: local transport services, even with the new Brent Cross station, are already at breaking point; and with current budget resource constraints for TFL will only get worse with extra housing pressure.
- Environment: housing at this scale will cause significant environmental harm during construction and add to pressures once all the people move in.
- Community facilities: there is already a severe lack of adequate facilities including libraries, play spaces, halls, and sports; all of which will be under even more pressure.
- Size and scale: it is completely out of character and unnecessary to build so high in an area that just isn't like that, and will be visual pollution for thousands of local householders and residents.

There are also several other regeneration proposals for this area including Brent Cross Partnership (over 6,000 new homes), at the old Galtymore site on Cricklewood Broadway, Hassop

Road on Cricklewood Broadway, the Matalan site, and further up Edgware Road with several new housing developments. All of these combined with the B&Q will make the local area unliveable in practical terms.

Yes there is a need for local housing, especially affordable. But the current proposals are ill thought through, will cause harm and damage, and are not needed.

Therefore, please reject this proposal and force the developers to come up with something so much more sensible, practical, and appropriate for the local community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Tracey McGrath

Address: 62 Cloister Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not only are they an eyesore, we have new builds going up in Childs Hill, along with the new development by Whitefield school. This is going to put strain on our schools, Dr's & dentists, along with more traffic congestion.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Flick Rea

Address: 84 Agamemnon Road London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to add to my previous objections last year on behalf of constituents in The adjacent Fortune Green Ward in Camden.

The new Urban Design Study which repeatedly tells us how elegant these proposals are, simply reinforces the overbearing nature of these huge blocks which will dominate over our discreet Victorian terraces for miles around. The harm it will do to our suburban environment is incalculable. The overshadowing both metaphorically and literally will destroy our local environment.

Overall the language used in this design study is sheer fantasy - with so many recorded objection - how could it ever be described as "joyous" or "celebratory"? "Generous" it may be - but to whom? Not to its neighbours certainly and probably not even to its future residents!

Likewise, to quote the local residents Association, "Twenty times the study speaks of a "landmark". It never establishes any need for a landmark or explains how one would benefit Cricklewood. Neither the centre of Cricklewood nor the railway station are hard to find; the centre is a simple crossroads on the A5, the station is signposted from there and elsewhere, and the area provide with Legible London signage. There's no evidence that large numbers of people are struggling to find their way to either one. A landmark is hardly necessary.

I cannot see that these updated design proposals add anything to ameliorate the concerns of the

hundreds of objectors, and, do not begin to address our previous concerns about the paucity of green space and facilities (schools, doctors etc) not the potentially disastrous effect on local traffic. My original objections are hereby confirmed and strengthened.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Coleman

Address: 34 Sancroft close Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be blight to the area, this type of construction has no character or purpose other than to make a few people rich and we will be left with this abomination. Enough is enough nowhere has this type of dwelling enhanced an area or created good! Place to live.

So no! Not here in cricklewood, no space for a rich developers wet dream

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs SARAH DEVER

Address: Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds it is way too high for the area. It is not in keeping with the area and will have a negative impact to the area and local community. It does not improve the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Robert Hurlocker

Address: 220 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the 25 storey tower and other high rise buildings included in this development. The shadow calculations for this development have shown that there will be a loss of light that stretches as far as Hampstead. As the sun moves during the day, hundreds of local gardens will be deprived of their sunlight. This would include my property and would greatly affect the enjoyment of my garden.

I also strongly object to these towers as they are totally out of keeping with the surrounding Victorian & Edwardian architecture. They will dwarf the surrounding historic terraces and show no respect for the architectural heritage of the area whatsoever.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss DEBBIE BUSHELL

Address: 18 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am not opposed to the redevelopment of the site in general but am totally opposed to the height of some of the buildings. 25 storeys is not in keeping with the area and will be an eyesore and quite frankly will look horrible. I feel the plans should be opposed until the height of the buildings are reduced considerably.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marian Phillips

Address: 76 Alder Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to this new development have we not learned over the last year that people require a neighbourhood with more open space not more concrete boxes sold at astronomical prices. Are we to believe that the high street will become unnecessary as it will not have the space to provide the necessary services. The A5 is one of the main routes to Wembley which pre pandemic was already severely congested. The idea of a 15 minute neighbourhood should include all the services that local people require where will they be situated or is this for properties to be left empty or AirBB for Wembley events. The heart is now being ripped out of this community and further up in Hendon we are also subject to the same situation where are these people to socialise? or is that now off limits as covid has kept us all inside.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cecilia Soh

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed development at the B&Q site.

- 1) The size, height and density of the proposed buildings for the site are out of character for the area where buildings are mainly of 2-3 storeys. A 25-storey building would have a negative impact on and damage the character of the area.
- 2) There is no provision of social housing.
- 3) The proposed development contravenes Barnet Council's own policy on tall buildings.
- 4) Local services are currently under severe strain. GP surgeries within the area are already full and would not be able to accommodate the additional number of residents. Schools, dentists, train services and other local services will also be affected. The proposed development does not address these issues.
- 5) The developers propose 110 parking spaces for the 1100 flats. Where will the new residents park? Presumably on the congested streets of Cricklewood.
- 6) Roads in the area are already congested. Traffic at the A5-Cricklewood Lane junction is often at

a standstill. Additional residents would add to the congestion and to pollution in the area, making life unbearable to existing residents.

While I appreciate that we need housing, I strongly object to this development. It is too dense with buildings that are too high for the area and additional residents will have a negative impact on the area as described above.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Zakariya Said

Address: 43 Lichfield road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal because it'll result in a job loss for me as the place I work in will eventually be demolished.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Karen Ryan

Address: 128 Olive Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this application the first time around and my position has certainly NOT changed. We do not have neither the infrastructure nor the amenities in Cricklewood for a monstrosity of a development such as this to go ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Philip Johnson

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The absurdities of the revised pitch by the Montreaux spin doctors made me laugh (but not in a good way). Rose-tinted words do not prove that black is white.

As an example, the summary paragraph includes, "Its joyful and generously designed top adds meaning and richness to the vistas and glimpses above existing buildings in a celebratory and thoughtful way."; straight from a cheap television advert and without adequately supporting its assertions elsewhere.

As before, the important issues include:

- 25 storey blocks of flats are entirely out of keeping with the 2 to 3 storey buildings in Victorian Cricklewood, and will dominate the area for miles around. The developers bizarrely appear to flaunt this incompatibility.
- there is nil affordable social housing.
- there is totally inadequate parking (110 parking spaces for 1100 units), and vehicles would be displaced onto the streets of Cricklewood.
- traffic at the Cricklewood Lane/A5 crossroads is already at a standstill during peak hours. How the developers intend to remedy this is not explained.
- bus services are already often delayed or suspended crossing the A5 during peak hours. This excessive development has the power to bring services to a standstill.
- the developers have accounted inadequately for the increased number of rail commuters, and the near exponential growth in numbers of walkers and cyclists in Cricklewood.

- Overall, the development would lead to a huge increase in pollution from an already excessive level.
- the developers have not accounted for the massive increase in demand for schools and health care facilities.
- the developers have not adequately explained fire protection resources to be installed in up to 25 storey buildings, nor how the local fire service is to be equipped to cope with emergencies.

For the above reasons I object to the Montreaux proposals. Although not in keeping with the locale and a strain on local resources, personally I would somewhat reluctantly accede to the provision of up to ten storey accommodation, which would provide less stress on the area than the published development proposal. However, this would be unlikely to provide such a windfall for the developers and their associates.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marlene Wardle

Address: 27 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish my previous objection to this proposed development to continue to stand. Further to the points I have already raised, I would like to make the following additional comment. The planning committee recently rejected the planning application for a concrete batching plant at the north end of the group of railway terraces where I live. One of the reasons was that it would neither preserve nor enhance the character appearance of our Conservation Area. If this development goes ahead, it will loom above the cottages at the south end and destroy the views out for all terrace residents, dominating the skyline, arguable more so than the concrete batching plant would have done and certainly neither preserving or enhancing the character appearance of our community. I therefore request that the planning committee similarly reject this application.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sarah said

Address: 43 Lichfield road, cricklewood lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the demolition of b&q. It's a core part of cricklewood where you are able to purchase a variety of products close by. It's inconvenient for many of the public living in the area, I don't see the reason in demolishing this place as it'll not only cause many many people to lose their source of income, especially during the pandemic where it's already hard as it is to secure a job. Please reconsider the thoughts of the public that make use of this space and don't demolish b&q!!!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Vesov

Address: 6 Yew Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Committee

I write to you to express my and my family's deepest frustration about the proposed development. Year on year our area has been subject to large developments without any off-set and increased road and parking spaces to accommodate the increased number of residents.

A member of our family suffers from COPD and I would like to use this opportunity to held the committee and the London Mayor personally responsible for the worsening of their condition if this proposed development goes ahead.

We will be subject to years of increased traffic, pollution and noise whilst these buildings being build and after that once the huge influx of residents moves in.

The surrounding area was also a subject to non-traffic neighbourhood schemes which increased the number of idling cars just in front of our house by hundreds if not thousands.

The area is also high crime spot and with increased social housing provided by this development no wonder the number of murders, muggings and other crimes will also raise.

We haven't seen anything positive from the council recently, only high level of crime, yellow traffic boxes and roads full with potholes.

I consider this development to be anti-social, anti-local and absolutely not blending with any of the local surroundings.

The Council purpose is to create good environment for its residents but instead we are getting years of misery.

In the light of all of the above I and my household object this development.

Your Sincerely

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Hoffman

Address: 20 Caddington Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The "elegant" and "generous" Urban Design Study (it uses these words multiply with no justification other than subjectivity) is an example of poorly explained creativity. The "landmark" (20 mentions) effect never explains why this is not just a disproportionately large building; the term "eyesore" would fit far more appropriately. The report misleadingly terms itself "independent" whereas it was commissioned by the planning permission applicant; this is wilfully misleading.

In reality, the Urban Design Study is purely hypothetical in matters such as the design and appearance of the building, the landscaping including open public spaces, the layout including new community facilities and, the scale in terms of the overall size, density, height, width and length. As it accompanies an outline application, such matters are "reserved" for future applications and are allowed to eventually differ considerably from the "joyful and generously designed" Urban Design Study.

The Transport Assessment is unbelievable in its estimate of only 88 passengers travelling south by train in the morning peak hour. This development will surely be sold to its 2 to 3 thousand adult residents substantially on its transport links, with the Thameslink station being the prime example. It also fails to assess the impact of cycle users on local traffic and pedestrians, or the likely experience of cycle users. There is no justification of the claim that cycle users will wheel their bikes across the Cricklewood Broadway junction, thus avoiding both evaluating the impact of cycle

users on traffic there and avoiding the extra challenge to pedestrians at that junction. I am unaware of cyclist currently dismounting for the existing junction or for similar junctions. Over-optimistic, biased conjecture cannot be presented as evidential.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mahamed Said

Address: 43 Lichfield Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object this proposal due to the number of people that will lose their jobs as well as the drastic effect this proposal will have on the environment. Finally, I would like to say that I will be very disappointed if this proposal goes ahead as I am a frequent customer at my local B&Q and I wouldn't want to travel a long distance to do my shopping there.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Issa Said

Address: 43 Lichfield Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object this proposal due to the number of people that will lose their jobs as well as the drastic effect this proposal will have on the environment. Finally, I would like to say that I will be very disappointed if this proposal goes ahead as I am a frequent customer at my local B&Q and I wouldn't want to travel a long distance to do my shopping there.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Amina Liban

Address: 43 Lichfield Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object this proposal due to the number of people that will lose their jobs as well as the drastic effect this proposal will have on the environment. Finally, I would like to say that I will be very disappointed if this proposal goes ahead as I am a frequent customer at my local B&Q and I wouldn't want to travel a long distance to do my shopping there.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

'Joyous'? 'Celebratory'? 'Generous'?..... Only to those lining their pockets off the back of the wholesale destruction of the local area in the face of a chorus of horror and disapproval from its residents.

For Cricklewood, 'catastrophic' would be closer to the mark. Who in their right mind could genuinely think otherwise?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dan Murphy

Address: 18 Thorverton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You have seen the pictures? What more needs to be said? Simply appalling.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emily Raiher

Address: 16 Oak Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plans would be overwhelming due to their height and be out of keeping with the area, affecting privacy of residents. The plans do not consider affordable housing.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Smith

Address: Flat 1 21 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The redevelopment of this site by an offshore developer has nothing to do with a genuine attempt to increase useable and affordable housing for the local area and people resident in London. It has everything to do with providing safety deposit boxes (or glorified hotel rooms) for overseas investors of dubious origin. In addition the local authority is attempting to satisfy its meaningless housing targets by over developing the more urban areas of the borough leaving the leafier areas blight free (its no coincidence that the local ward is not (thank God) a supporter of the current regime). The Uglification of London is well under way.

Areas of concern have been covered by many of the excellent contributions already made.

Briefly:-

1. The number of towers on the site is not in keeping with the local area creating dark shadows over the nearby landscape and adjoining blocks.
2. Local services including, Health & Transport are already overstretched.
3. Pollution levels are already high along Cricklewood Lane & Cricklewood Broadway.
4. There are no significant Green Walls within the development which demonstrates an

unimaginative off the shelf make a profit and run mentality. How very Conservative How very Brexit.

I suspect the well meaning comments and convictions outlined in all the objections will at least serve as an historic record of the fast paced monetization of local assets and democracy benefitting a small unseen group wholly unconnected to the local area and quite possibly the UK.

I hope the members of the planning committee have sufficient integrity to implement the wishes of the local residents & reject this application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr joe spivey

Address: 41 sarre road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to add to our objections of 5th October and 14th October 2020 and the objections made by our members and fellow-residents then and recently.

The new Urban Design Study reinforces our concerns and demonstrates their validity. The windows, balconies and other details make the scale of the proposed buildings clearer and the disproportionate and overwhelming scale of the proposal more vivid.

The images achieve this even though compression into a small picture easily scanned by the human eye doesn't reflect the lived experience of seeing buildings from the ground, where the human eye and brain will not frame the view of the development with - as for example in the picture from Ashford Road, or those from Elm Grove and Oak Grove - nearby buildings on the left and right of our position. Councillors deciding on this application should see these pictures but should see them without such framing.

The images also make clear the poor quality of the proposed accommodation. The view from Lichfield Road above Cricklewood Station is particularly clear on this. The wide south-east face of each block (the 25-storey tower excepted) is deep in the shadow of the block beside it, even in the middle of the day. The overhead view, with stark shadows cast by a sun unusually high in the west, brings this out again.

The text of the Urban Design Study repeatedly praises the development with little or no explanation for its effusiveness. It makes aesthetic judgments without explaining or supporting them. It asserts, repeatedly, that the development has elegance (more elegant outline (twice), elegant proportions, elegant form, the elegance of each, elegant form and materiality, the elegance and crowning feature of the highest building, contribute to its elegance, the elegance and crowning detail, the building's elegance and meaning, increased in its elegance) without ever explaining the basis of that judgment.

Likewise, the study uses "generous" or "generously" seven times without any explanation, let alone an indication of what's being generously given. The summary paragraph states that the development "has the right to be visible", though the idea that a building has moral rights is nowhere argued and utterly novel, and ends "Its joyful and generously designed top adds meaning and richness to the vistas and glimpses above existing buildings in a celebratory and thoughtful way." Nowhere does the study explain what is joyful about the top or how the designers were generous, or what meaning it adds to vistas or how obtruding into views adds richness. It minimises the extreme visibility of the development by talking of glimpses, and then introduces the idea that it celebrates something, without saying what or how, and does so in a thoughtful way, without ever explaining what it is thinking.

Twenty times the study speaks of a "landmark". It never establishes any need for a landmark or explains how one would benefit Cricklewood. Neither the centre of Cricklewood nor the railway station are hard to find; the centre is a simple crossroads on the A5, the station is signposted from there and elsewhere, and the area provide with Legible London signage. There's no evidence that large numbers of people are struggling to find their way to either one from miles around, or that either one, once found, would be so easily forgotten that we need a marker visible all day, every day from miles around. In an early discussion, the architect remarked on how good the view would be for tower residents and was discomfited to be reminded this meant that it would be visible from far around. The attempt to justify this visibility as providing a landmark is entirely inadequate and self-serving, and the repeated assertions don't make it any more valid.

The report begins by saying it "provides an independent design assessment". Later in that paragraph, we read that the consultancy "has been commissioned independently by Montreaux Cricklewood Developments Ltd ('the applicant')". It is thus not at all independent of the applicant and as we've seen, it can hardly be called an assessment; it's a string of unsupported assertions using repetitive and frequently irrelevant terms, and once the absurd claim that the entire development is beneficial simply because it replaces a carpark. Indeed, it repeatedly claims that its assertions show the effect of the development to be beneficial, but instead it demonstrates repeatedly that the authors lack the ability to make that assessment or substantiate it.

For these reasons, we object not only to the application but to any reliance being placed, in assessing the application, on the claims made in this "Urban Design Study" or on any of its

conclusions.

The revised Transport Assessment placed on Barnet's planning portal in April not only has flaws but also reveals flaws in the application.

The estimate of 88 passengers travelling south by train in the morning peak hour is one example. On the one hand, it undermines the case for placing a very large development beside a station if only 88 commuters from 1100 residential units use trains to go into town. On the other hand, it is very weakly founded, guessing that two-thirds of commuters will be southbound with no evidence, and avoiding evaluating the impact of those commuters on train crowding, with neither statistics for train crowding nor recognition of the lived experience of commuters that already trains are often too crowded at Cricklewood for anyone to board. The covering letter suggests that the 88-passenger "result" "will inform any further discussions regarding CIL payments or S106 contributions." There is no indication how CIL or S106 funds could be used to alleviate overcrowding on trains, so this seems an entirely irrelevant suggestion designed to avoid the problems being taken into consideration when considering whether the application should be approved.

The assessment also avoids evaluating the impact of cycle users on local traffic and pedestrians, or the likely experience of cycle users. It asserts that cycle users will be so intimidated by the nearby junction with the A5 Cricklewood Broadway that they will wheel their bikes across, and so avoids evaluating the impact of cycle users on traffic there. If this was credible, then it would be necessary to evaluate the impact of many cycle users wheeling bicycles on busy pavements round corners, across pedestrian crossings and through torturous fenced pedestrian islands, continually obstructing and in conflict with pedestrians. It is however not credible; this is not the observed behaviour of cycle users in London nor how new generations are taught to use the roads in their school Bikeability courses. Rather, the Transport Assessment needed to evaluate on-road cycle movements.

Meanwhile the claim that the A5 is too intimidating is then ignored in calculating the area in easy reach, which does not factor in time spent wheeling across the road through pedestrians and negotiating the various phases of traffic lights, nor consider what would be in easy reach of cycle users if they fear to ride along the A5.

The assessment also neglects to assess cycle use of the supposed public benefit of narrow unsegregated shared-use paths through the development. If levels are to be high enough to constitute a public benefit, how will those users interact with pedestrians in the development and how will conflict be managed? How will they access Cricklewood Lane, and how will speeds of cycle users dropping from the development to Cricklewood Lane be managed without obstructing free movement of pedestrians and significant numbers of cycle users? Or will the combination of climbs into the development, narrow paths, obstacles and conflicts with pedestrians deter cycle users and render any public benefit insignificant?

Evaluation of pedestrian movements is similarly flawed and lacks consideration of interdependencies. The pedestrian isochrones assume all pedestrians can walk in every direction at the same uniform speed, with no delay at busy roads, and in straight lines across railways and through buildings. Routes are often evaluated as at current levels of usage rather than the increased levels following development. We see, for example, no estimate of the increased numbers passing under the Cricklewood Lane bridge to access trains, buses, schools and other destinations, but we do see an acknowledgment of that route's restricted with a suggestion that barriers might be required under the bridge, not accompanied by any estimate of how those would affect pedestrians or road users with regards to congestion or journey times, let alone wellbeing.

In short, this assessment fails in many ways to evaluate the effect of the development and its residents on the movements of either the current working and residential population of Cricklewood or the new residents themselves. The evaluations it does make show serious problems and its omissions signify more.

In about two weeks, this new consultation has attracted another 500 objections, some reinforcing their previous objections and some new. There is no good reason to discount any earlier objections and Barnet Council has given no indication that it might. In particular, the empty phrases of the Urban Design Study do not provide any basis on which to discount objections. Rather, they make it more starkly obvious that the harm this overwhelming and excessively intense development would cause cannot be justified.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Daniel Gilfoyle

Address: 1 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already objected to this application in detail and, having viewed the CGI representation of the development, think all of my previous objections should stand.

The CGI representation only confirms the overbearing nature of the development, which is far too high and dense in the context of the locale.

As a resident in the neighbouring Railway Terraces conservation area, I believe that we will be dominated by this development, which will cut out light and views to the East. It is absolutely out of scale with any buildings in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Doyle

Address: 9, Ashford Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in Ashford Road and I think these skyscrapers look horrible and they are going to overwhelm the centre of Cricklewood! They are too high and too close to each other! The traffic in Cricklewood is bad enough at the moment, my road is very busy and we don't need traffic levels to rise, also for safety! Everyone takes a short cut to avoid the Broadway traffic lights and come up my road, it would be a nightmare with all these cars crossing over the other side of the road! I also don't appreciate the fact of being overlooked, especially when I am in the garden, they have recently built an ugly building overlooking the back of my garden, plus we have Ashford Court overlooking us, how much more do we have to put up with? I want my privacy! Plus we are going to be deprived of light! You can't have that monstrosity in an area full of small houses! Also it's very hard to park in our road, and this is going to make it even worse! I have grandchildren who come to visit and I am concerned about their safety, as I have already suffered the loss of my cat killed by a runaway car in the road! Please leave Cricklewood the way it is, it's already gone through a lot of changes in the last few years, and all for the worst!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steven Cary

Address: 55 Dewsbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally out of keeping with the area of 2-4 story residences. Nothing of this height is built in the. Area. If Barnet Council needs more housing, build it in residential Barnet not Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: My previous objections to this application still stand. The CGIs uploaded by the developer on Barnet's planning portal only confirmed my views that this development would be a disaster. I live in the Cricklewood Railway Terraces Conservation Area. The impact the development will have on our homes, our allotments and the Kara Way playground will be catastrophic. Kara Way is also the only vehicular entrance to our conservation area. What a hideous sight will greet people as they arrive in our conservation area made up of small historic cottages. Towering skyscrapers that might be appropriate in central London but would dwarf our cottages. There is no place for tower blocks in London suburbs, let alone Cricklewood!

I refer you to the planning application for a concrete batching plant on land north of the Terraces and suggest that these same reasons are used to reject this application. The reasons for rejection were:

"The proposed development would cause harm to the setting of the adjacent Cricklewood Railway Terraces Conservation Area and would not preserve or enhance the character and appearance of that Conservation Area contrary to Policy 7.8 of the London Plan (2016), Policy CS5 of the Barnet Local Plan Core Strategy DPD (September 2012), and Policy DM06 of the Barnet Local Plan Development

Management Policies DPD (September 2012)."

The Montreaux development is even closer so will have a far worse impact on the terraces and will do nothing to preserve or enhance its character or appearance.

I am concerned about the impact on Cricklewood in general and not just in the Railway Terraces where I live. Tower blocks are not wanted - the planning committee needs to take heed of the many objections posted about this development and reject it. Local residents are stakeholders, not nuisances to be ignored.

I agree with the Railway Terraces Residents Association's objections and with the comments posted by Ben Tansley for the NorthWestTwo Residents' Association. If the London Mayor is minded to support this scheme, the people of Cricklewood and the residents of the Railway Terraces will let him know why he should not do so!

Barnet needs to be brave and Say No Now! CUT THE SCHEME BY HALF and you may be surprised to receive support instead of objections!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr anthony davis

Address: 11 Sneyd Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed magnitude of the B and Q development will cause an enormous strain on public/local services. The urban area around the development barely copes with current needs such as shops, schools, health and social care.

Transport is already at a standstill at peak times in the area.

The high rise nature of the development and the large number of towers is completely out of character with the surrounding area which is predominately 2/3 storey Victorian.

The towers will adversely affect the area impacting visually creating shadow and imposing on privacy.

The development offers nothing to the people of Cricklewood but big returns to the developers.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Schneiderman

Address: 177 Cheviot Gardens London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This is a totally unsuitable application for the B&Q site. Blocks of flats up to 25 stories high are overbearing and out of keeping with the surrounding area comprised mainly of 2 and 3 story buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Colbourne

Address: 11 oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For me these revised designs and comments have done nothing to change my mind and my original arguments and objections on this project. (please reference last objection)

It basically shouldn't be allowed at this scale, it's just common sense that the buildings are too large and too dense.

The current infrastructure around cricklewood cannot cope with the existing residences. The amount of houses that have been turn into HMOs over the years, Heavy traffic, electrical supply issues and sewage drainage that are at the maximum. (in fact I was told once the drains go upstream to hendon)

I'm hoping that Barnet council do the right thing and only agree a development that supports a low rise neighbour that creates community and is in keeping with cricklewoods history and the current housing that surrounds it.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Pierre

Address: 53a Temple Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Should all the properties be occupied there would need to be entire schools to be built in the area. What is Barnet's plan to provide educational provision for potentially 1100 families?. This combined with the provision of suitable health care provision. Should the planning committee approve this plan it would show that they have no understanding of the current lack of educational and health care in the area.

Having said the above, with the significant reduction in the population of London in the last year and more people planning to move out, what is the genuine need for 1100 properties in the area when there is also significant amount of similar projects in the area. Has there been any consultation with Camden and Brent as the three Boroughs all meet within a few hundred metres. There is no evidence of this. All this project will lead to is social deprivation in the area and Barnet tax payers will have to pick up the costs.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maya Qassim

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of the Railway Terraces since I was six years old, I am very upset with the proposals.

One of my favourite childhood memories was going to the playground along Kara Way and feeling the sense of space and freedom the area gave me and my younger sister.

The images of the brutal tower blocks in the latest proposal really upset me. Is this the view future children will have from my cherished playground?

Please, please reconsider your proposals. Show some humanity and attention to the need of younger residents who don't have a voice!

Comments for Planning Application 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Joss Graham

Address: 26 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I have lived in Cricklewood for the past 28 years and visit/traverse the development site by foot or by car weekly. The first comment must be the extreme height of some of the development, up to 25 stories. This is higher than any other buildings nearby and will completely dominate the skyline. It does not fit with the historic look of the area. The second grounds for opposition is any development that introduces additional population that require transport links, education, health provision and green space that is infrastructure to sustain it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Heather Atkinson

Address: 1 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would be grateful if my objections to the original planning application for this development could be considered in full in the context of this updated application.

In addition - having looked at the CGIs within the new Urban Design Study, I am more convinced than ever that my very serious concerns about this development - and those of many, many more local residents - are more than justified. The CGIs amply demonstrate that it is completely out of scale and keeping with the surrounding area - too tall, too dense, essentially just too big.

As a resident of the neighbouring Railway Terraces Conservation Area, I am extremely concerned about the development's stark and imposing intrusiveness from many parts of the Terraces, including the playground, the allotments, Kara Way, Needham and Campion Terraces, and indeed Midland Terrace where my own family's privacy will be overlooked and overshadowed by the new high rise blocks.

The developers say that the blocks won't be visible from some parts of the Conservation Area. They completely miss the essential point that this is not just an "area" but a closely knit community, and what affects any part of it affects us all.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophia Sinclair-Webb

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a secondary school teacher who lives in the Railway Terraces but has to travel every day to work, I face daily gridlock on all sides, no matter what routes I take.

Have the latest developments taken into account the needs of workers like myself who have no option but to drive (I work in Harrow and there are no direct links from Cricklewood AND I have piles of marking to take with me every day)?

As a resident, I also strongly object.

What I cherish of my time off school in the weekends when I am not marking, is to walk around a friendly neighbourhood.

The arrival of these horrible tower blocks are intimidating.

I fail to understand the sheer scale of the development. In my daily drive to Harrow (and I take multiple routes), I have never encountered such a high development and so very much out of proportion to the low-rise area.

I see little justification for any building above eight storeys, let alone the unfathomable 25 storeys

being proposed.

Desist, please, in the name of our local neighbourhood, our key workers, our children!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Callum Gordon

Address: 146 Fordwych Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a complete waste of land. These buildings are ugly and not what we need in our local area.

This is a shameless cash grab by greedy developers and bear no resemblance to what the actual people of the area need.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anthony Wood

Address: 29 The Crescent Caddington Luton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived and worked in Cricklewood for 30 years I am appalled at this overdevelopment. The entire area will be affected, traffic, infrastructure loss of history and strong community spirit. It would become another high rise blot on the landscape. We have already seen the effect the high rise flats built on the Edgware Road at West Hendon and Colindale has affected communities there and increased traffic, anti social behaviour etc. Please consider the overall ramifications of this proposal which is purely to make money for greedy developers and has no benefit to local people.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joss Graham

Address: 26 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued.....

Let us consider transport. The Edgware Road /Cricklewood Broadway are the main artery for this part of North London and are already at full capacity. A bus journey is a slow business. In addition East/ West cross roads do not exist apart fro Cricklewood Lane and Mill Lane. There are no cross links North of this site. All traffic must use Cricklewood Lane. Why the load extra density into this congested area? Agreed there is Cricklewood station which is to be upgraded but this important commuter line is already at full capacity at rush hour. Some of these new residents will also require vans or cars for their trades. This will add impossible pressure to traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Joanna Swaine

Address: Flat 6 40 Exeter Rd, Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed works, the buildings are too high, my GP will have to move and it is and has been a great practice to go to for myself and many local residents, proposed buildings will look an eye sore to the local area, much more suitable locations elsewhere.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joss Graham

Address: 26 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued....The provision of infrastructure is vital to the success of urban development. I mean schools, hospitals and green spaces. 1100 new residential units will create an educational which existing schools will struggle to meet. Has this been factored in? The same applies to health provision. Where are the new hospitals to serve this development and Brent Cross South. There is a real danger that a ghetto will be created in an already high density area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joss Graham

Address: 26 Olive Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued....

Green spaces are increasingly recognised as necessary for recreation and reduction in pollution. Cricklewood had only one local park near this proposed development : Gladstone Park. This development should include a large amount of green space and not only 1200 sqm of flexible commercial and community floorspace.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr LEWIS HEAPY

Address: 3 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal MUST be OBJECTED.

I have objected to this planning proposal before. The important thing that 90% of objections focused on was the height of the buildings. What has actually changed on this new proposal? In what way have residents' objections been listened to and addressed? The main point is being completely ignored.

The buildings are disgustingly tall, and will loom over several surrounding residential areas, peoples' gardens, windows etc. Most definitely including mine in Campion Terrace. I will be able to see it from my garden, my bathroom and bedroom windows.. it will significantly block the morning sunlight into the gardens and bedrooms. there is a lack of light anyway on that side as it is North East facing. There is nothing even close to the size of this in Cricklewood. The areas' current landscape must be respected! This is not Wembley or anywhere else that was essentially wastelands, old factories and actually in need of redeveloping. This is a bustling community, that is already full to bursting point!!

You think a little bit of road widening at the end of Cricklewood Lane is going to justify you cramming Cricklewood with as many flats as possible? 1100 flats, which means at least 2-3000 new residents. It is far too much. It is pure greed from the developers. Barnet council, you will

destroy this area and cause too much build up of traffic, you will clot one of the main arteries into London. Cricklewood itself is already a daily nightmare for traffic, congestion, hold ups, cars in bus lanes (all of the businesses on cricklewood broadway are constantly loading in and out of their premises, always causing disruptions at all times of the day. The new DB cargo station with HUNDREDS of HGV movements everyday. Cricklewood bus garage that needs to park dozens of buses outside on the A5 every night, the new blocks popping up or being proposed left right and centre is TOO MUCH TOO SOON.

Barnet, it is imperative that you OBJECT

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Lovell

Address: 57 Dewsbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting to the proposed development because it is clearly of inappropriate scale, does not reflect current housing needs and will put an unbearable strain on local infrastructure, both physical and social.

I am an ex-Surveyor and it is 50yrs since I started in real estate, during which time I have been a valuer, investment advisor, developer and financier. I built up the skills to judge whether a development will be successful or not.

My interest in this proposal is because my (already failing under strain of numbers) GPs' surgery is a few hundred yards away and I shop regularly at the nearby Co-Op.

It is obvious this is an overdevelopment of the site, inappropriate for its location, lacks the provision of facilities to mitigate the likely considerable negative impact on the surrounding area, requires considerable prior upgrading of local infrastructure (both physical and social) and is a massive provision of a type of accommodation that is becoming increasingly unpopular (not least because of the Leasehold, Cladding and Safety scandals).

The need for Social and Affordable Housing in this district is considerable. This development does nothing to provide it. There is no commitment to sell apartments on a Commonhold basis.

There is no provision of facilities on site that will be required by occupiers; this will negatively impact nearby existing facilities which are already inadequate in this location, particularly GP surgeries, dentists and nurseries. Traffic generation is likely to be considerable in an already congested and polluted location and the on-site parking provision is 1/10th of what it should be. Neighbourhoods close by will undoubtedly be swamped by parked cars.

Because of the bulk of the development neighbours will suffer loss of privacy and light. There is an argument that the bulk of the buildings be cut back to minimise this negative impact.

It is difficult to imagine Barnet Council approving this Devt on the basis of good planning, something I would expect a non-Party Political organisation to agree with, such as the Planning Inspectorate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Brown

Address: 90 Geary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Such dominating blocks of flats with the claustrophobic effect they create will destroy completely the character of the area. Precious open spaces, commercial premises and low rise accommodation are all being sacrificed in this and surrounding areas to erect high density housing and continue to increase the population density. More people means more traffic whether it is in the form of private cars or service vehicles. At the same time as car ownership and use is being aggressively discouraged, extra traffic is being generated. At the same time as healthy neighbourhoods are being promoted ever increasing population density is ensuring that any outbreaks of illnesses or epidemics will be more contagious.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joss Graham

Address: 26 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued...

One important consideration is the number of simultaneous applications and developments proceeding in this area already. Is the planning committee briefed to consider this application in the context of all other applications and projects such as Brent Cross South and the lorry/rail aggregate transfer plan?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa Harris

Address: 15 Huddlestone Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed development - the size is ridiculously high for a residential suburban area and will be totally overbearing for Cricklewood and the surrounding areas, impacting daily life for residents but also the character of the area. We are also concerned that the nearby infrastructure (especially will roads and traffic) would struggle to cope with such a large development.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr adam fay

Address: CHILTERN GARDENS LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will look ugly and is way too dense and too high and does not provide more services for the community. The only high rise in the area which puts it out of place

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I have already posted my objections. However, I do not understand how the only road in and out of the development for all vehicles is to be Depot Approach and that the road leading on to Cricklewood Lane will no longer exist. Depot Approach is not an adopted road so is not maintained by Barnet and currently is not owned by Montreaux. More traffic chaos! This huge scheme will need greater access than that provided by Depot Approach.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Tina Engstrom

Address: 10A Rutland Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development doesn't fit the surrounding areas. It is far too tall and imposing, and doesn't blend well with the existing buildings. Also, if I'm correctly informed, it does not contain any real affordable housing. Shared ownership may sound good, but it is often out of reach for most local people, and come with all sorts of restrictions. Please get this development scaled down, to fit better with existing, older buildings. And please make sure truly affordable housing is built for local people.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Azadeh Jamnia

Address: 37 Cedarside Apartments 3 Albert Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a frequent visitor of the area, I strongly object to this planning proposal.

25 stories is is far too tall for the area and Cricklewood cannot cope with the added increase in residents, congestion, traffic, pollution, noise and strain on infrastructure.

Please object this proposal.

Thanks.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Charlene Silva

Address: 75 Ivd Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this being built as it is only going to cause more traffic around Cricklewood Lane. Far too tall & does not fit in at all.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Hazel Alcraft

Address: Flat 28 Debham Court Pinemartin Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having viewed the latest documents and Urban Design Study for this application, I would like to reiterate my previous objection to this development.

The height of the proposed blocks is out of keeping with the local area, and the density of the development far too great. The design of the blocks is unattractive and will dominate the view for all other residents in a way which will be oppressive and in no way 'celebratory' as the design study suggests. Smaller blocks which match the height of other buildings in the area, such as the 7-storey Travelodge, would be far more suitable.

Cricklewood is an area with a strong community and where residents have come together to improve the area and develop community activities in recent years. The lack of any communal space for people to meet and connect with one another in the plans for this development would undermine this progress and lead to increased isolation and disconnection for those living in the blocks. These must be amended to include both indoor and outdoor communal meeting spaces for public use.

Local services and transport networks are already under significant pressure, and this site is located at a major pressure point. As a resident of the area for whom cycling is my main mode of transport, I have particular concerns about this aspect of the transport assessment. Cricklewood

Lane, the underpass under the railway, and the junction with Cricklewood Broadway are all extremely congested and difficult to navigate by bike; yet the pavements around the junction are even more so, and to suggest cyclists will need to walk their bikes here is both unrealistic and potentially highly dangerous. In practice, anyone intimidated by the levels of road traffic will choose not to cycle, increasing the impact on other forms of transport above the levels estimated in the assessment.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Pierre Jean De Villiers

Address: 39 Howard road Lindon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is too big and will overshadow the whole area. It is totally out of keeping with the surrounding built up areas and will squat on the horizon from most view points. And the current road network around the site is already under strain and very congested, adding that amount of urban development and people will cause severe paralysis.

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Ms fiona foster

Address: 75 Dyne Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a frequent visitor and near neighbour I object to the proposed development - the size is ridiculously high for a residential suburban area and will be totally overbearing for Cricklewood and the surrounding areas, impacting daily life for residents and the character of the area. The roads will be more congested and will struggle to cope with such a large development. The traffic congestion will cause more pollution.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Daniel Crean

Address: 1 Claremont Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised design and comments do not do anything to change my sway my opinion and objections to this project, as an resident since I was born. (please reference my previous comment that also objects to original plans)

Those buildings are too large and overbearing, more so in an space where it is very dense. It is even worse in an vastly populated area and with other development plans in fruition, that will stretch public services and bus network, already very limited and overlooked. Not only is congestion, and noise pollution still an major problem, this will also ruin the whole idea that Cricklewood is meant to be an network hub between several areas, disrupting its main advantage of the area.

Further more, as someone who would like to see more housing in Cricklewood and afford an place of my own, I welcome more homes built. However not at this aggressively large scale. Or out of character with the area, that comes across as an dumping ground for further developments, rather than spread new housing across ALL other Barnet wards. Still not enough social or affordable housing either.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Magdel Hanekom

Address: 39 Howard Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

We live near the B&Q site.

Over the last 5 years there has been improvements to the area and it is changing for the better. Many new trees, old buildings have been redone. New interesting shops etc My perception is that this development would be a step back when the neighborhood has made significant effort to step forward. No doubt development and housing is needed but the proposed scale, look and feel do not in its current state seem as if it will be an asset to the local community.

My concern is mainly with the planned 25 story high building. There are no such tall buildings in the eyesight of the neighborhood. This will stick out like a sore thumb . It's far too tall!

Regards

Magdel

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Osmel Pitalugo

Address: 1 CAMPION TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The tall buildings look terrible on the neighbourhood of houses. They should be located somewhere else. Also, all those buildings will bring more traffic to the roads that already has bad traffic. The pollution will increase and considering the social distance we all will have to face in the following years, that will be very difficult to do considering there will be more than one thousand, probably two or three thousand as these are flats that will be occupied by families. I don't think it is safe to fit one thousand people in a neighbourhood that is already busy.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Donna Silva

Address: 30 Coppetts Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to these plans as they are not in context with the locality, the proposed buildings are severely out of character and are immensely ugly.

These awful structures will brutally dominate the skyline and the extra traffic and occupants will bring gridlock and crime to a nice area. Please do not pollute Cricklewood with these monstrosities.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Thecla Silver

Address: 75 Ivy Road Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to these plans as they are not in context with the locality, the proposed buildings are severely out of character and are immensely ugly.

These awful structures will brutally dominate the skyline and the extra traffic and occupants will bring gridlock and crime to a nice area. Please do not pollute Cricklewood with these monstrosities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Fi russell

Address: 30 ridge road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object for many reasons including,

- * it will be a high-density overdevelopment & it's size, siting, bulk and design is out of character to the local & wider area....they will be the tallest group of buildings for miles & a total eyesore.
- * detrimental to the character and appearance of the streetscene and wider locality & no similar buildings anywhere nearby - there must be a reason for this in the past.
- * noise and disturbance, loss of residential and visual amenity
- * the size, footprint, massing and width ... * overdevelopment, unduly obtrusive and detrimental
- * it would appear overbearing and result in loss of outlook
- * the amenity areas could be too small, inadequate for future occupiers
- * the height, massing, siting, scale and density
- * inadequate parking, harmful impact on highway safety and free flow.
- * though the majority of residents will not be given permits there will still be increased vehicle traffic - including taxis & delivery vans to the proposed development.

- * this does not provide the maximum viable amount of affordable housing
- inadequate outdoor amenity and play space, no contribution to off-site amenity and play space either
- * no undertaking re carbon off-setting or zero CO2 emissions

* the utilities infrastructure may be compromised.

this project could only work were the development to be a third of the height & less buildings - therefore more space could be utilised to spread out ultimately it's just far too many flats crammed into too small an area within an already densely populated area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mike Clark

Address: 177 West Heath Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning proposal is completely out of keeping with the area (all being low rise) and the proposed size and enormous scale of the cheek by jowl tower blocks would be a blight on the area causing further deprivations on an already very congested community.

It beggars belief that Barnet Council would allow such a huge development with no appropriate green spaces and each tower casting shadows over the neighbouring towers and the local community.

This scheme simply feels corrupt and a full public enquiry needs to take place as to the legality of the planning process in Barnet Council.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Goodrick

Address: 4 Tracey avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already objected to this scheme. It is enormous, totally out of character for the area and will never be supported by the transport, health care, sewerage and utilities, schools, litter and refuse collection, community support and other services that are essential for people. I know all sorts of commitments will be made; they will be broken, unenforced and the local people will suffer.

But I would like to add:

- how can Barnet build this right on its border with Brent. Barnet is building its inappropriate ridiculous scheme on its border so that it shares the pain with Brent. Like a homeowner putting out their rubbish on the periphery of their land, because they don't want to put up with their own rubbish

- when the fine people have left the area, the area is knee deep in litter and no one wants to live in tatty high rise flats, who will be around to say "sorry; I ruined Cricklewood".

This scheme is a money maker. And in 20 years time, cricklewood will be a dump no one wants to live in. Shame on you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Gordon

Address: 104a Dartmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development of towers is an absolute eyesore and too big. It will overload the area with new residents and cars and put pressure on schools and services. Consider a low rise development which offers green open spaces.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fred Phipps

Address: 4a Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dreadful idea. These new high rise blocks will crush Cricklewood and drain it of its resources. Why are these new buildings so tall? Does it not occur to planners that this would be a total eyesore. No new building should exceed 5 stories as the beauty of Cricklewood is its low skyline. I am appalled by this proposal; Cricklewood needs protection not corruption.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Fazzolari

Address: 36 Westcroft Close WESTCROFT CLOSE London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this monstrous development. There has already been too much building and development in the area and these tower blocks will literally be a blot on the landscape.

Again this development will only serve to put money in the pockets of developers and Council and will leave all those living in the area with increased traffic, increased population in the area and ugly buildings towering over the whole of Cricklewood.

I cannot believe that we are still building high rise buildings for the rich to get richer with no consideration for the local community.

Westbere road is already overloaded with traffic coming from the part closure of Cricklewood Lane. Just this small change has made a huge difference to the lives of those living in the area, so to have 1100 extra flats will make a huge detrimental difference to the area.

Barnet Council should be ashamed of itself!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Keeler

Address: 10 Menelik Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The overall site offers a great opportunity to provide additional housing, amenity, commercial and recreational facilities to Cricklewood. Unfortunately the proposals offer an unduly obtrusive and overwhelming scale, number and size of buildings that are totally out of character with the area. Other than a few platitudes there are few specifics of the amenity areas, transport considerations and facilities that a development of this size would require or any real consideration of the material affect that any such development would have on the existing never mind the proposed new residents of the area. For example is Barnet comfortable that the medical, education and other facilities in the area will be adequate? What if any job opportunities will arise from the development? The proposals offer no real specifics as to the carbon imprint of the proposals. There is I am afraid no comparison with the details and considerations included in for example the recent Brent Cross/Clitterhouse development proposals, whatever may think of that development. The proposals are a great disappointment and should be reconsidered.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs lorraine fay

Address: 79 cleveland gardens london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of Cricklewood I have to deal daily with the traffic problems every day. I cannot imagine what these new flats and thousands of residents that will live in them will do to congestion in and around Cricklewood. We already struggle getting our children into local schools and i have been told by schools in the area that if this new development is created many schools catchment area will be finishing at these flats therefore stopping any children past this getting into the schools. We are already overpopulated in Cricklewood so please stop this project.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Pegram

Address: 20 Chevington Garlinge Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will become an eyesore; too many people; traffic is already bad; we don't need more high rises in the area, but better housing would be fine

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Webb

Address: 713a Finchley Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of this project.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sam Padmore

Address: Flat 5 37a Agamemnon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area cannot support this level of high rises, better sustainable housing would be better - not this kind of money making eyesore that will ruin the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Michelle Lineham

Address: 58a Hillfield Road West Hampstead London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the nearest b&q in Camden and all shops on the strip I visit regularly. The area is already overcrowded and over populated. High Rise buildings could potentially be a fire risk like Grenfell. The proposed changes are an eyesore and will dramatically change the landscape of the area

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Reeshi Shah

Address: 6a Langton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wholeheartedly object. This is way too high, overbearing to cricklewood, will put extra load on all the public transportation. Had overlooking issues into our home. No no no, Barnet and Brent please get a grip and stop over developing this area with high rise buildings. Please stick to a lower threshold that's not a complete skyscraper right in the heart of cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr PAOLO NEGRETTI

Address: 106 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe it will improve the area, will clear it of the dangerous and obnoxious presence of thieves burglars and beggars, moreover will fit with the new Brent Cross development and its urbanisation last but not least will revalue real estate and commercial in the area and attract new investments and jobs. I believe people will have to realise that the area is so run down and in a dire strait that it needs restructuring and modernisation as in time will be the only badly maintained one. I am in favour and will also look to invest in the area should it develop

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Marie Snee

Address: Kendal court Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is an appalling over development. Cricklewood is a mess: this will add to its problems. Why don't you develop something like this further into the borough, Golders Green, Temple Fortune etc? No, you would not dare! Cricklewood has been ignored by Barnet for so long, and now you have the nerve to suggest this travesty. No No No.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs S Horesh

Address: 106 Greenfield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is totally unsuitable for the area. A 25 storey building is not in keeping with the area and would look hideous compared to the low builds surrounding. The extra dwellings would contribute to increased traffic which already is heavily congested around the Cricklewood lane area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Julie Di Rocco

Address: 24B Ebbsfleet Rd Balham High Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not opposed to the construction of the buildings but I believe there should be 5 story maximum. 10-20 stories is way too high! It looks overbearing in the area and does not fit in with the general look of Cricklewood.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Shanice Ireland

Address: 119a Dollis Hill avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Council can't afford to put up cameras to catch flytippers that have been operating for decades, but we can afford to put up ugly blocks of flats, ruining the landscape, adding more congestion to an already congested area due to the council closing roads that are apparently used as "rat runs" only to open them again (the roads where never busy, only residents used them)

Might I also ask where would the residents park? On the already dangerously crowded and narrow streets? Mostly made up of ubers you refuse to address, resulting in the public vandalising them Again, council completely out of touch with the public, you've lost my vote, and soon you'll loose taxpayers money when we move away

As if north London isn't a shit hole already with the robberies, drug deals, stabbings and how SHOOTINGS, you can't guarantee anyone would want to live there, well no one who can afford the prices would want to live there.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret OSullivan

Address: 14 Wren Avenue Cricklewood London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Cricklewood resident, I totally object to the skyscraper planned to be built on the B&Q site. It will be an eyesore, will create more traffic which we can do without & will not provide affordable housing for those who really need it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marianna Lill

Address: 41a Southview Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will create an eye sore in area that has no need for this type of housing. It will put considerable pressure on the already struggling public services, transport, schools and traffic. I strongly object to this proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Ogdee

Address: Flat 3, 33 marble drive Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is completely out of keeping with the area. The plans should be in keeping with what is already in the area, such as the development on Claremont Road next to Cricklewood station.

Cricklewood is already stretched thin, with access to services such as healthcare and education already over subscribed.

Traffic is horrendous and this development will impact further.

To suggest such a development is ludicrous and the existing residents in the area should be given further consideration

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sharon Bass

Address: Flat 1, Lisle Court Cricklewood Lane LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in Cricklewood for over 30 years and am gobsmacked by these proposals.

Cricklewood is already over subscribed with little to no resources. We have a shortage of healthcare and educational facilities. Traffic is constant and already has an unfortunate impact on the environment.

If there must be a development this should be reasonable and in keeping with what already exists within the vicinity of the area.

To build this development will infringe on the privacy of its neighbours. The height and sheer number of flats needs to be reconsidered and based on the already existing community, it should not be based on the opportunity for financial gain by developers and the local authority

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Hanna Alexander

Address: Flat41 West Heath Place 1b Hodford rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the towers should reflect the surrounding area. The development is much too crowded which will result in a huge increase in traffic, and poor quality of living for residents

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mike Calodoucas

Address: 104 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe the development will disrupt the local area considerably.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Zainab Abbas

Address: 15 A London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to the proposed building of high buildings in cricklewood

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Riccardo Cumerlato

Address: 19A Alvanley Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very difficult to see how the area could support an additional 1,100 units.

I sympathize with the need for additional housing in London but dropping mega-developments that are completely out of character with the surroundings, in locations that don't have and never will have the infrastructure to support them, is a lazy way to try and solve the problem. Some politicians might get their 'targets' and move on but the negative impact of these ill-advised developments will continue to affect the area for many many years to come.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Hale

Address: 30 dundonald rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a complete eyesore, the flats do not need to be so high and it's like having a huge carbuncle in the middle of terraced houses, it will affect everyone's light and generally make the area less appealing

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Vidhya Jadhav

Address: 28 Park avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What I am objecting to is the height and style of the new development of housing in cricklewood (B&Q site) It will totally contradict the existing style of historical housing. I am not against building housing however such a design and height is what I object to. The area, high street and public transport will become more populated changing the vibe and feel of the place.

The reason I chose to live in North West London is because of the beautiful charming style of properties that exist here. This building project will change the feel of the area completely

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs barbie Drillsma-Milgrom

Address: 17 Skardu Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although Cricklewood needs more affordable housing this development will not provide this. It is ugly, goes against all research showing the adverse affects of high rise living and will cause disruption and angst to local residents, many of them elderly. Please think again.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Sarychkin

Address: 49a Esmond Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another soulless complex that stakes no account of the poor infrastructure in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Paola Brunetti

Address: 115A Kilburn Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our view is that these are just far too high buildings - overbearing, overwhelming, out of keeping with Cricklewood, becoming overcrowded and not even providing any social housing, extra services, community centres for the neighbourhood. I strongly oppose this plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs D Serre

Address: 2 Farm Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already overpopulated, it is a challenge to get a GP appointment or a place in a local school at present, already, not to mention the traffic on Cricklewood Lane and Broadway.

New homes in smaller sympathetic buildings, in keeping with the local architecture would be acceptable however High Rise blocks of flats will set an unacceptable precedent. A few new developments have been built in the recent years in Cricklewood and they are struggling to sell all their units, that shows that there is no need for that many flats.

In addition, about a year ago I received a call from a company recruited by the council and they asked my opinion about the proposal to build high rise blocks, I objected, I believe most respondents would object, can we see the results of that telephone survey? After all it was paid by us the residents (from the taxes we pay) and it has to be taken into consideration.

Thank you

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matthew Freedman

Address: Flat 3 69 Park Road New Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm more than happy to support sensible proposals for housing in the London Borough of Barnet, but not 25 storey towers in a sea of 2 storey terraces. The issue for me is the change in the urban fabric in outer London. Whilst I'm not a resident the area (though my Mum grew up there), I would suggest 7 storey buildings as the maximum height. That's my view, others may have other thoughts.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Zucker

Address: 4 Pandora Road West Hampstead LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is completely out of scale with the surrounding area and its character and will dominate thousands of homes creating an ugly eyesore. The addition of so many extra dwellings in an area without also improving an infrastructure, which is already inadequate, is likely to lead to overcrowding issues and social problems. The development is adjacent to the Thameslink station but many people will use this service to change onto the Underground at West Hampstead which is already overcrowded with commuters filling narrow pavements to cross from one station to another. The creation of residential tower blocks does not reflect demand from most residents who prefer to live in or near to low rise blocks with private amenity space. Cricklewood does not need a focus in this location to act as a landmark and its character will be adversely affected by trying to create a mini Croydon or Canary Wharf. If people are trying to find Cricklewood rail station they can look on a map or at a street sign rather than "wayfinding" it by looking for a 25 storey tower block. The blocks will overshadow nearby houses. The proposal is one of the worst examples of developers creating a substandard parody of a Le Corbusier vision. Following Grenfell people are desperate to escape their "luxury" tower block flats so why create more of the same? They will be seen as complete folly by future generations if they are allowed to be built.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Janet Smith

Address: 92,Cloister Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Have the council made provision for schools, GP surgeries etc.

It is impossible to get an appointment at the greenfield medical centre, even before Covid . The Granville Road development is quite hideous being built behind my back garden, and the dust and disruption is very bad for air quality, making it impossible to leave ones windows open. When all the new homes are occupied I do not believe that the council has arranged a new school or medical facilities for that let alone another hideous development down the road. Since I came to live here the whole area has been turned in to a concrete jungle. B&Q is a very useful store as is Poundstretcher

and the tile shop. I would have thought that the bingo hall would be protected architecture.

When the Garth Hotel was built decent houses were destroyed and now it is housing asylum seekers.

There would be an outcry if the leafy parts of Barnet were destroyed in such a way.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gerry Weston

Address: 64 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Believe the proposal is over development of the site.

It will cause visual intrusion to people living even some way away.

It will cause an increase in traffic and use of the Broadway area, which is already too full of traffic.

The need for additional facilities; schools, medical facilities and other infrastructure will impose a burdn on neighbouring Boroughs

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Matthew Sala

Address: 14 Coverdale Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to any new high-rise apartment developments are really in this area and most of the Greater London area, and certainly to such a massive and high development. Nobody wants to live in such high-rise blocks anymore, they've been proved to be miserable places to live in since the 1970s.

I have been far far too many new apartments and new developments built over the past three years in the Greater London area, which are absolutely not necessary to sustain the current population never mind the overriding probability of the decrease in London and other urban area population in the years to come.

The only beneficiaries of the property developers and anyone wishing to make investments in property which will most likely remain empty and eventually derelict, and quite possibly the corrupt element of local councillors and planning department.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Nadia Jones

Address: 6 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I strongly object to this proposal, it is completely out of keeping with the community and it will overpopulate an already overpopulated community which has grown significantly over the last years.

London really does not need any more people!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rachel Slattery

Address: Flat A 6 Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dominant and oppressive. An over development. Not in keeping with the local area. Suspect it will place excessive pressure on local amenities, not least transport links, in an area broadly subject to extensive development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peppe Fazzolari

Address: 36 Westcroft Close, LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is awful for local residents. It will put pressure on amenities and roads. Quiet roads will now become through roads, similar to what is happening at cricklewood Broadway. This handling of this project is a gross abuse of power, screwing over locals for financial profit.

I fully object these plans and the pressure it will apply to local residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Easey

Address: 253 Cricklewood Lane Flat 12 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am generally pro house building as we need more houses but this misses the mark every time. It's too many houses!

I think it should be max 400 homes.

There pavement is already chocker block, there is no 'safe' cycle infrastructure In Cricklewood. Additionally, in Barnet I'm waiting a MONTH for a GP appointment. How will these 1100 flat residents go for their GP? How many people will that be... roughly 3000? The parking is a huge issue. This needs to be scaled down .

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1100 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 25 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (ADDITIONAL INFORMATION RECEIVED - URBAN DESIGN STUDY).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Seth Maynard

Address: 11 St Cuthberts Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposal represents significant overdevelopment and there is concern that an outline application for such large scale will allow for poor quality design once parameters have been set.

The lack of meaningful associated infrastructure proposals makes this an inappropriate development. Cricklewood Station doesn't have that regular a service and is already busy, with trains likely to become even fuller anyhow as Brent Cross South develops.

Finally, this is one of the highest points in the area and any massing of that scale will seriously damage the comfort and enjoyment of the existing neighbourhood.

This is simply a case of an applicant made up of individuals with little personal stake in the Cricklewood area, who will bear no negative impact from the scale of Development they are proposing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Fluxman

Address: 69 Riffel Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local area infrastructure cannot possibly support such a huge development. It will make an already busy and congested area much worse, and given this is one of only a few crossing points of the overground rail line, there will be gridlock, stress and lots of pollution

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jill Anderson

Address: 111a Sumatra road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ridiculously large plan for a small plot of land, will totally overwhelm the area in terms of the size, height and number of new occupancies but with no extra facilities. Will negatively impact all of us existing residents in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Frances Rogers

Address: 21 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is disgraceful. It is an attempt to squeeze a large number of flats into a small area by building unacceptably high and very closely packed together tower blocks.

It will be unpleasant to live in, and have a negative effect on those living nearby

The site is on the edge of the London Borough of Barnet, with much of its impact on the London Borough of Brent where I live. This means there is a democratic deficit in these proposals.

I see no sign that the extra infrastructure required will be provided.

Public transport is a particular issue, as the roads are already overcrowded so that bus services cannot easily be increased. Additionally, the only rail service, Cricklewood Station on the Thameslink Line, has a very poor service, much worse than that of West Hampstead Thameslink (despite the fact that West Hampstead has stations on two other lines).

I am left with the impression that Barnet Council is trying to meet its house-building obligations by cramming houses into a neglected corner of the borough at minimal electoral and financial cost.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Berry

Address: 47 Crewys Road Childs Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sheer scale and height of this development will dominate the surrounding streets of terraced houses and will create even higher density in an area that is already very densely populated. While providing more housing on the site is to be welcomed, 25 storey high blocks of flats should not be part of the proposal. This is yet another development that fails to provide the local area with what is needed and, by being on such a massive scale, severely impacts on the surrounding neighbourhood.

What is needed is something more imaginative that really serves local needs, for example live/work spaces, some social housing and a much higher 'green' content. Something that reflects the nature of the railway cottages conservation area (which it will inevitably dwarf if it goes ahead), with small areas of green space, would have been infinitely more welcome.

Given how bad the traffic has been in this area for many years, this proposed development is only going to exacerbate that problem.

It should go back to the drawing board and local people should be consulted before the plans are drawn up, not after the event.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kaltun Iman

Address: 9 prout grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Over crowded more than it is already!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr daniel selby

Address: 84 Temple Fortune Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in the area for 50 years. This proposed new high rise buildings is unreasonable, shocking and frankly completely crazy. It is clearly a way to try and cram as many "new builds" into the area. The proposed high rise buildings are way too high and out of sync with the character and houses in the surrounding area.

It will materially change and ruin the look and feel and skyline of the vicinity. These proposed blocks are far too tall. This is not central London. We will also lose a very nice popular shopping area including B&Q with the resultant loss of jobs.

This must be rejected for the sake of the residents of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Smethurst

Address: 30B Greencroft Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This development removes the community spirit of Finchley Road.

The development is ugly.

The height of the flats can be seen very clearly around the area.

The open area is without any character.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kate Brookfield

Address: 34 Crewys road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is hideous. It will completely dwarf local conservation roads and irreversibly change the feel of cricklewood, not to mention the horrendous implications on local traffic which is already unbearable. And where are the community based amenities and useable, valuable retail? This site appears to represent maximum profit only with little to zero consideration for the community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Anne Clarke AM

Address: City Hall The Queen's Walk London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I will begin by noting that I believe this site is a good site for residential and mixed use development and I am disappointed to not be able to support this application. I further despair at the amount of time and energy the applicant has drained from the community. At every turn, the local feedback was clear and consistent, and at every turn the community has been ignored. From the beginning, the applicant was informed of the strength of objection and concern from local residents. No adjustments have been made to reflect the extensive consultation response and over 1000 objections to the first consultation, there are clearly many more now.

I strongly object to this application in my capacity as London Assembly Member for Barnet and Camden.

The application involves 1100 units in blocks ranging from 3 to 25 storeys on a small site. There is simply no site as dense in any area nearby.

A height of 25 storeys is completely unacceptable in this location, and will have a domineering, overshadowing impact over the surrounding area. Of further concern is the impact of other tall buildings in the scheme - 15, 16, 17, 18, and 19 storeys which will create an overbearing collection of tall buildings, set in each other's shadows. There are no other buildings nearing these heights

anywhere nearby.

The density of 1100 units in this location is a substantial overdevelopment, which will lead to an appallingly overdense site. The new super dense area would lead to severe pressure on local infrastructure in a location where infrastructure is already creaking. It is beyond what Cricklewood is able to cope with, especially given the Brent Cross regeneration next door.

This is a cycling hostile proposal and I have serious doubts about the reality of achieving the claimed benefits of the scheme, including relieving traffic queues on Oak Grove and reducing anti-social behaviour.

I urge the committee to reject this application and I look forward to speaking at the planning meeting.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Giulia Ferlito

Address: 57 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a monstrous proposal that will devastate the beauty of historical Cricklewood. The buildings are completely out of character and will deprive rather than enhance the area. The buildings should not exceed a height of six storeys and the entire plan should be overhauled to account for this. As it currently stands, the development will seriously hurt Cricklewood's future. The buildings will be visible from everywhere in the area and will be an eye sore. We need to look after, value, and improve Cricklewood, not exploit it for developers easy greedy money. Please do not accept this proposal and demand a proper revision with low risers instead or reject it altogether.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Kohut

Address: Flat 3, 21 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is overbearing, out of keeping, unimaginative, and will put too much stress on local infrastructure. I didn't see sufficient affordable housing,. Seems to be hazardous to cyclists at a time Brent and other parts of London are working towards making cycling safer and more popular. Is this the best you can come up with? Is this all the planners think of our community? Doesn't look green, not forward thinking. Please reject these plans and proposals.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sima Elli

Address: 32 LVOP LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There needs to be some to preservation of public amenities and those that are accessible by car, especially retail and in particular the dwindling hardware stores such as homebase and B&Q.

Cricklewood is busting at the seams with traffic as it is, and adding over a thousand additional residential units is only going to exasperate the strain on the infrastructure.

Further, 25 storey towers are completely out of character in the area.

A much better suggestion is to develop underground parking & transport links and provide improved amenities for local residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Kelleher

Address: 28 sumatra rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal. It is utterly unsuitable. It is far too high density. My biggest objection is due to the height of the blocks, they should not be anywhere near the proposed height. 25 story's is utterly incompatible with the surrounding area. They are architecturally uninspiring monolithic blocks. They are completely unsympathetic of the surrounding area. There is an opportunity to develop the site with something that could improve the area in so many ways. Something more appropriate to the surrounding architecture that could contribute to the local area. This development should in no way be allowed to go ahead. This proposal is brutal, dominates the area for many miles around and contributes very little.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nicholas Martin

Address: 63 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I cannot believe that the council would even put out to consultation the erection of 25 storey high blocks in Cricklewood, a largely residential area that needs investment in local amenities and sympathetic planning to improve the area and reflect changing working patterns.

Blocks at the height proposed are totally unsuitable, will increase congestion, will blight the housing around the development.

It appears to be an anachronistic planning proposal post Covid, when quality of local environment is ever more critical as employers move to a Hub-and-spoke model with expectation of increased local working arrangements. In other words suburbs like Cricklewood should become better configured for more home working and local coworking spaces, with amenities that meet the fast changing needs of residents in this respect (not dormitories).

Let's see more quality builds similar to the new blocks with balconies further north along the A5 past the bus station, of about 4-5 stories.

I object to this scheme in the strongest possible terms.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sara Thompson

Address: 34 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is still far too huge for the neighbourhood. All is it is massive, ugly and looks ludicrous in the surroundings. There is nothing remotely similar in Cricklewood.

The amount of people in the proposed dwellings will swamp local services. Two of my friends who live in the railway terraces are now trying to move as their sunlight would be blocked.

This cannot be allowed to do ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth Brennan

Address: 7 Crown terrace Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing development from 25 floors to 19 is not sufficient. There will still be massive traffic congestion in Cricklewood Lane which is already a nightmare with traffic. The site will overshadow Cricklewood. Cricklewood is already over populated so we don't need a development of this size in the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Cyril Morris

Address: 45 Petersfield Road Acton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is too large a development for this site. Plus there is not the local infrastructure locally to support such a large population increase

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Vivian

Address: 23 Chandos Road Willesden Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is completely out of keeping with the local area.

The proposed number of homes will add significant pressure on local roads, transport and services many of which are already over utilised and under strain

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Su Fernando

Address: 16 Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As said many times before, this is a hideous look for this area. It will create a huge congestion problem to the already existing one plus an unbearable strain on the services. Whether everyone in this area registers their objections are not, almost everyone I have spoken to don't want this and are very angry about it. Not everyone has the facilities to make complaints online, especially the older generation. The congestion in this area is really bad without adding to it. Take this project elsewhere where it is not so congested! We hate it!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Barry Cooper

Address: 67 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cutting the development down to 19 storeys won't help at all. It's still a skyscraper and it's still too tall for the area.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Felicity Dunn

Address: 103 Walm Lane Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Simply reducing the maximum height of the tallest block from 25 to 19 storeys makes no difference whatsoever to this application. All of my objections previously listed in detail twice in this consultation process still stand. Barnet Council must stop this planning proposal from ruining the Cricklewood area.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Felicity Dunn

Address: 103 Walm Lane Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Simply reducing the maximum height of the tallest block from 25 to 19 storeys makes no difference whatsoever to this application. All of my objections previously listed in detail twice in this consultation process still stand. Barnet Council must stop this planning proposal from ruining the Cricklewood area.

Here are my comments again from 20 May 2021:

In addition to my objection made to Barnet Council in the 2020 consultation on the proposal for the development of the B&Q site in Cricklewood, I am now objecting again to the proposal in the strongest possible terms.

My objections are:

1. The scale, number and size of the buildings - 15 and 25 storey tower blocks are significantly higher than any surrounding buildings in the Cricklewood area in Barnet, Brent and Camden. Most of the area has 2- 3 storey buildings, with a few 9-storey exceptions. The new visuals show the proposed tower blocks are overbearing, unduly obtrusive, and totally out-of-keeping with the rest of Cricklewood.
2. The new visuals describe the tower blocks as "...their animated tops, where there is a

generosity of detail and a separation of the planes. The group embody an interesting progression of architectural status, the highest clearly representing a genuine landmark. ... moderate impact ... beneficial effect." This is total nonsense, the tower blocks will overwhelm the landscape, and will certainly have a big detrimental impact and effect on the locality. Cricklewood does not need a "landmark" of looming tower blocks, it is wholly inappropriate for the area.

3. None of the proposed blocks offer social housing, this is totally unacceptable in the Cricklewood area, where there is great need for social housing. Barnet Council should reject the proposal on this point alone.

4. There will be significant loss of light and privacy for the residents in the area near the proposed tower blocks.

5. The increased number of residents in the tower blocks (1100 flats) will overwhelm the facilities available

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Felicity Dunn

Address: 103 Walm Lane Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:CONTINUED

Here are my comments again from 20 May 2021:

5. The increased number of residents in the tower blocks (1100 flats) will overwhelm the facilities available in Cricklewood, and will significantly increase traffic in the whole area. Cricklewood is already congested, so any increase in traffic from the tower blocks would be disastrous. Also, the increased levels of air pollution caused by the additional traffic will go counter to the Mayor of London's clean air initiative, and ULEZ requirements.

6. Cycling and pedestrians - the proposed plan says cyclists may use the narrow pedestrian paths through the development - this will create conflict between pedestrians and cyclists, and is not a benefit for either pedestrians or cyclists, as claimed. The concept fails to meet Transport for London's London Cycling Design Standards. Diverting off straight roads to cycle up and down sharp inclines and in amongst pedestrians fails to satisfy the core outcomes of directness, comfort, coherence and adaptability to increasing volumes, and breaches the principle that bicycles must be treated as vehicles, not pedestrians.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Cryne

Address: 10 SNEYD ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I note that the tallest tower has been reduced by 6 stories, there has been no change to the other tall blocks which will be more than twice the height of anything else in the locality. This is just a sleight of hand and should not change the need to reject all aspects of this so-called development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Dimitrios Mavrelos

Address: 6 Skardu Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of keeping with the local area. It will create additional burden for already suffering local services. Our concerns are not being listened to.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs christine cryne

Address: 10 Sneyd Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new proposals do not answer the issues and problems raised in the previous consultation. Cutting the height of the tallest building from 25 storeys to 19 storeys will still mean that the building will be twice the height of anything else in Cricklewood, totally out of keeping in the area and creating wind tunnels and dark shadows cutting out the light.

Furthermore the new proposal still packs 1,050 residential units, down just 50 from previously. This is far, far too many for the local infrastructure and would continue to put a strain on an already congested area. And where if the provision of social housing?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Rockman

Address: 69a Ivy Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again this developer is just far too big for the area. The height of the buildings will tower over everything else in the area and I can imagine it will have an impact on house prices detrimentally. The increase of traffic, which is already quite bad in the area, will also increase significantly due to the increased number of residents and even more pollution will impact the area. I understand the want to develop this space but does it really need to be to the detriment of the area and the existing residents. We are hoping to bring our children up in this area but this development will impact the infrastructure in the area by putting a high demand on the resources, and will impact the families in the area due to the fact that no extra schools or doctors are being added to this area- maybe a smaller development combined with a new school?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Iris-Ann Stapleton

Address: 38 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate. There are far too many residential units without nearby services, schools, doctors, green spaces. The buildings dominate the children's playground. A very limited amenity space already.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cecilia Wylde

Address: 22 Needham Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objection stands - this small adjustment does not go anything like far enough towards making this development acceptable to the community. I strongly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marie Hancock

Address: 51 Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous 2 objections still stand. We have seen it before in Cricklewood where developers make a token change and then at the planning meeting say it is important to note there were subsequently less objections.

Cutting the height of the tallest building from 25 storeys to 19 storeys still packs 1,050 residential units onto this site, down from 1,100. There are no other changes. The 15, 16, 17, 18 and 19-storey blocks aren't being changed and the tallest buildings will still be more than twice the height of anything else in Cricklewood. Don't let developers claim our town centre for profit.

I have no objection to this site being developed but the developers are ignoring the hundreds of complaints from neighbouring residents and businesses and not addressing concerns about amenities (health services, schools, parks and open spaces, leisure facilities, playgrounds, youth facilities), transport, traffic and parking, and the cumulative effect of multiple development. What happens on this site will define Cricklewood's town centre.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Wylde

Address: 22 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These revised plans only make minor adjustments to a development that is totally out of proportion with the surrounding vernacular. I am not against the redevelopment of the B&Q site per se but living on Needham Terrace in a conversation area, these buildings will swamp many surrounding vistas and place considerable extra stress on local infrastructure. I am particularly concerned about extra stress on already congested and busy road systems along Cricklewood Lane and the A5. Buses are already frequently overcrowded, traffic at a stand still for many hours during the day. There will be large numbers of deliveries needed to service these flats and without parking more pressure on public transport.

I would wish to see far lesser density of development, with no buildings of higher than 8 floors.

With the current plans I believe that there will be significant impact on the light available to our neighbours gardens and that this development will have a significantly detrimental impact on the outlook from the terraces and on our quality of life.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Frances Farrell

Address: 25 Davids way Ilford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Congestion in the proposed area is already too high and will not be able to support additional traffic. Transport links are poor for the TFL services. The medical infrastructure is already under considerable pressure from the recently completed housing development.

Also the amount of noxious chemicals necessary for the production of building materials is a danger to the immediate area and all the residents and children attending the numerous nearby schools. Given the location of the proposed building many infant/junior & senior schools will be overlooked.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Candice D'Silva

Address: 8 Campion London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding the revised plans objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate.

These buildings will oversee us and invade our privacy. They are completely inappropriate for the area.

In addition, I would like to raise that our community is small but extremely biodiverse and these buildings will affect the delicate balance of nature in the area. I believe this is very unusual for central London and the council has a duty of care to preserve it as per strategic government guidelines <https://www.gov.uk/guidance/natural-environment#biodiversity-geodiversity-and-ecosystems>

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Radford

Address: 20 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a neighbour that would be adversely affected by the proposed development. I have seen the recent proposed changes to size and height of the proposed development. These remain totally inadequate to bring the development envisaged to a size and or height to fit into the character and proportions of our neighbourhood. My objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Elizabeth Durkin

Address: 10 Pine Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It was entirely to be expected that the developers would lower the height - I imagine they had factored this in from the start so that they could say they have listened to the objections. The whole scheme is far too big in an already crowded area. The loss of B&Q is a MAJOR DISADVANTAGE to local people with no cars, of whom I am one.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Callis

Address: 26a oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe the size of the building not only would massively stick out as there is no high rise building in the local area but I also fear the huge pressure that would place on local infrastructure. The roads, schools and dr surgeries would become further stretched, I believe a mass of homes on this scale would be damaging to the area and would become an eye saw, I would firmly object to a building of this size especially when it would directly be in my eye line from my house. Possible blocking a large amount of light for significant hours, massively disrupting my garden plants and vegetable I grow.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Emily Harrison

Address: 4 Langton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A 19 story building is still far too high for the area. At double the height of the tallest building nearby this is still far too much of an increase.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Graham Baker

Address: 20 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection and previous comments still stand. This development is totally unsuitable and will be a complete eyesore and totally ruin the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Long

Address: 2 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: previous objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate'

Please read many reasons why in the previous comment I have made.

These streets are not for New York buildings or have the public services for 5 story's less on one building. Five pieces of sugar off the Montreux cake is still a huge profit to them and loss for us. Hard enough getting an open reach engineer ie internet connection and keeping a GP practice open.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rhys Hardy

Address: 2 needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: previous objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lance Mercereau

Address: 31 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is positive that Montreaux have started to listen to hundreds of concerned Cricklewood residents and have proposed reducing the height of the tallest block from 25 to 19 storeys - but this is NOT enough. The height of all buildings need to be further reduced to 10 storeys (so they are aligned to the height of the residential buildings next to Virgin Active) in order for Cricklewood to not lose its unique identity and negatively impact local residents living within a mile of the monstrous site. 19 storeys will block sunlight and be an eye sore on Cricklewood's landscape for generations. Unacceptable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katie Bryan

Address: 21 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was disappointed to read that the amended plans for the buildings are still far too high (19 storeys, 1050 units). My previous objections still stand - this development will overcrowd the local area and services. We will continue to strongly object with our neighbours until a more reasonable suggestion is made or this plan is scrapped altogether.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Joseph Bryan

Address: 21 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to the first proposal in 2020 and to the revised proposal in 2021 on the basis that the application had not really changed: please see my previous comments, including 01/06/21.

Reducing the maximum height from 25 to 19 storeys is still not a material change to the proposal (as both the developers and Council must know), so I continue to object for the reasons given previously.

It is a shame that the developers are wasting time with marginal amendments like this which do not address the clearly expressed concerns of local people. Instead, they should be getting on with building new homes on the B&Q site, up to about 6 or 7 storeys, in keeping with the area's character and infrastructure capacity.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms philippa marx

Address: 88 olive road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size of the new proposed drop in number of flats and height of buildings is still a massive problem. It will dwarf the homes in residential streets. They are ugly. Pollution will be a problem for the residents. The infra structure will be woefully inadequate for the number of residents being proposed.

There will be little or no adequate outside space for people.

Its time to think again about design of buildings for multiple households, to think ecologically and particularly for people's mental health which requires community, low level, green thinking.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lourda Russell

Address: 60 Curzon Avenue Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Frequent visitor to area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maria McDonnell

Address: 17 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously objected to this residential development and despite the revisions by the developers, my objections remain the same. These buildings are totally out of character with the surrounding area and remain far too high. In my opinion, totally inadequate adjustments have been made. I don't believe that the strongly held objections of the vast majority of local residents have been taken seriously. The surrounding area has not got the infrastructure to support over a 1000 new dwellings on this site. The pollution from traffic in the area will only worsen, to the detriment of the health of the community- particularly children and the vulnerable. I would like all of my other previous objections to be scrutinised. The height of the buildings will change the horizon and the character of the area for good. These revisions made by the developers are totally unacceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Hazel Alcraft

Address: Flat 28 Debham Court Pinemartin Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objection to this proposal still stands. I am disappointed by the limited change submitted by the developers in this latest proposal, which does not substantially address any of the concerns I and many other commentators and residents have raised about the disproportionate height of the development in comparison to its immediate surroundings; and the excessive density without sufficient public amenities or adequate/safe transport routes.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr James Casey

Address: 13A Newton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to see proper housing regeneration in Cricklewood - long overdue. And the reduced height makes more sense in this area. Also think it's a chance to redevelop the entrance to Cricklewood station.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Agnes Peyser

Address: 7 iverson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just to confirm my previous objection to this scheme still stands as the revision does not address the main issues around overdevelopment in an area that doesn't have the infrastructure nor the facilities to accommodate such an increase of population.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Kay Oconnor

Address: 30 Aldershot road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This revised proposal leaves the proposed buildings too high and the area too dense to contribute in a positive way to this neighborhood. I strenuously object.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Cristina Alcaide

Address: 107 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like that the council considers the real visual and social impact of this project. Considering neighbouring buildings, current social services provision and residential areas, I believe it would be wrong to give permission for buildings higher than 8-10 storeys. The traffic in the area is extremely difficult and this will just put more pressure on it.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alistair Lambert

Address: 36 Brent Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally inappropriate

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Hanson

Address: 31 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections all still stand on the basis that this "change" is trivial. Changing one tower from 25 to 19 and leaving all others at the same height has resulted in essentially the exact same proposal. They will all still dwarf all other buildings in the area by a significant amount, look completely out of place with the area and add a huge number of additional residents placing even greater strain on the infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Launa Staunton

Address: 16 Thorverton Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I welcome the area getting a face-lift, the roads are already congested, the amenities are not sufficient..eg hard enough to get a doctors appointment. The local housing will be dwarfed and over looked by these New York sized flats that are way too high and not in keeping with the area. I strongly object to the height of the flats and the congestion that this development will bring.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Reeshi Shah

Address: 6a Langton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've seen the new revised plans with the removal of some stories from the main building. I object based on the buildings still towering over Cricklewood. It will ruin the neighbourhood, block light, be an eyesore, have overlooking issues into our home and flood an already busy cricklewood with more people in such a small, densely populated place. The transport systems (public and private) will not be able to cope with the extra people. Come on Barnet, listen to your residents who are objecting to this monstrosity

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Warren Cowell

Address: 36 Gratton Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings are still too high.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mia Rose

Address: 26oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Awful idea!

Will block out the light for everyone around. It will look so ugly and change the whole feel of Cricklewood. Building work will be loud and disruptive.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Giuseppe Fazzolari

Address: 36 Westcroft Close, LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again, these new changes make little difference. These buildings will create havoc on nearby roads and put pressure on local infrastructure. They are unsightly and if more people in the area knew what the proposed plans were they'd object too. Stop trying to dress this up like the developers are doing locals a 'favour' by building this development- they are not.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Samantha Rudkin

Address: 158 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am against the building of several towers in cricklewood it will ruin the area and it looks disgusting.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Courtenay

Address: 28 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Previous objections still stand, the buildings are far too high, the small change to one building by the developer is totally inadequate. The increased use of local roads, infrastructure and community services with this many flats will add significant stress on an already saturated system

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lizzy Okunola-Parkinson

Address: 9 Gratton Terrace London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application. Both the initial and revised application are excessive and wholly inappropriate for this area. The current size of the buildings would be extremely oppressive for residents of the terraces and others in the surrounding area. Given its size it would have a negative impact on a vast amount of residents not just visually but in terms of the local services that are already stretched. It would block out significant amounts of light, especially for the children's playground on Kara Way and dominate the skyline. The buildings are exceptionally and disproportionately high and should be dramatically reduced to a more reasonable size that is more similar to the height of other buildings in Cricklewood. There is no justification to allow a development of this size and height to be approved.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sharon Ramsay

Address: 3B St Mary's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as it already over run with traffic and constant road works visiting my son and his family is a nightmare due to traffic

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susie Diamond

Address: 16 Gratton terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note the slight reduction in height to one of the blocks in this scheme, but the whole scheme is still far too tall for this low rise neighbourhood. My original objection still stands.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Azra Karaselimovic

Address: 7A Temple Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have written several times objecting to this development as many of the neighbours and local residents have done. I am disappointed that this has resulted in only small, token amendments to the developer's plans and they have been left largely unchanged.

The Cricklewood town centre will be ruined with too many very tall and out of place crowded buildings and ugly blocks of flats, which stand out of the surrounding area like an eyesore.

It is disheartening to see how the feedback and views of local residents do not amount to much and this consultation appears to be another box ticking exercise leading to the inevitable.

Whilst most people appreciate the need for more housing and support these initiatives, I believe they need to be done in a proportionate and considerate ways to the local communities, environment and local facilities.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Regan Andrew

Address: 3 Midland Tce London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have made two previous objections to this development and I continue to object. Although one of the towers has been reduced in height, they are still far too tall and all of the points I made in my previous submissions remain valid. This proposed development is completely unacceptable and needs considerable rework.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Laura Fazzolari

Address: 36 Westcroft Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to object very strongly to this building project. 19 storeys is still way higher than other buildings in the area and will be an eye sore for everyone living locally.

This project will not benefit anyone currently living in Cricklewood.

I live on the borders of Camden and Barnet and did not receive any information regarding this project even though I will be able to see these monstrous buildings from my garden .

Another money spinning project for developers and council with total disregard to the local community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Baker

Address: 224 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposals are completely out of context for this area. Cricklewood Broadway is a very busy town center and could be overwhelmed by the addition of 2000 plus new residents.

The tower blocks are intrusive and have a potential for creating a detached group of residents surrounded by bleak windswept rough grass zones as in the bad old days of the 1960's.

For a more human scale for new housing please see the schemes in Camden Borough during the 1970's, namely Alexander Road, Highgate New Town and Branch Hill. Other examples are available!

Visual intrusion, and scale (also resulting in increased wind effects and less daylight for nearby properties) as well as possible overcrowding in the nearby area are my main objections. I am not a nimbby but please do not try to solve the housing crisis on one site!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Lynn

Address: 68b Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is still a ridiculous development plan, regardless of the few stories shaved off the tallest structure. Note that the residences have only dropped by 50 and the suggested 1000+ homes in the area with no increased infrastructure is incomprehensible. I strongly object to this, and all previous objections still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fi OBrien

Address: 116 Gladstone park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My original objection still stands & reducing the number of floors on the tallest building is just not good enough.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Majella Greene

Address: 24 Newton Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development lacks any consideration of the impact on local services, local residents, the loss of light in surrounding areas and is likely to bring predominantly negative affects to Cricklewood. The reduction in height by 6 floors is insufficient - the blocks need to be no taller than 6 floors maximum. The number of units is 1050 on the edge of Barnet which seems to be a favourite thing for Barnet council and developers to do - away from the core of the Borough with less upset for your constituents and far greater impact on Brent and Camden local residents. The developers have ignored concerns raised in consultations and it's clear that the reduction of 1 block was always a buffer zone. It's just unacceptable to impact on the local Victorian and Edwardian architecture with such imposing buildings that will stand out like a sore thumb! Please do not allow this development to proceed - our health and well being will be adversely affected.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark King

Address: 17 Wotton Road Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 19 storeys is still very high, nearly 7 times higher than the houses in the area!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Saj Hussain

Address: 2ashford road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is still too big for the local area to cope with. I will live in the shadow of this horrible building it's not why I moved here 43 years ago. The local schools / doctors / dentists cannot cope with the number of people in the area already this will be the tipping point. The extra cars on our already busy roads and extra strain on local hospitals.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth MACARTHUR

Address: 51 b Cotleigh Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is ugly, looking like a Stalinist housing estate. Over 1000 units is far too many and will overwhelm the local infrastructure. I frequently travel to this area and there is already too much traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julia Segal

Address: 173 Melrose Avenue, Cricklewood, LONDON NW2 4NA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes make almost no difference to the application, and are an insult to those of us who have commented. Clearly a minor reduction in height allows the developers to claim they have taken submissions into account when in fact they have simply manipulated the consultation process.

please do not destroy our local environment by giving us high blocks which totally change the character of the neighbourhood.

They would also be a prime target for terrorists, being so close to Staples Corner, which has already attracted bombs since I moved to the area 30 years ago.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Yucel Akar

Address: 241 The Vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly OBJECT to this development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Stanley

Address: 4 Church Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I consider the revised proposal (reduced height) only the most marginal improvement on the original, and as making no material difference. The height and scale development remains grossly disproportionate to the surrounding area, and will have a devastating impact on the local community. Even allowing for the proposed improvements, it will place an intolerable burden on local infrastructure - the local roads are already subject to very heavy traffic, and I dread to think about the impact this development will have. If it goes ahead, Cricklewood will unfortunately become a place I go out of my way to avoid, rather than my neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Siva Zagel

Address: 10 Besant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no need for 1050 additional Flats, for an area that already has the highest renting populas in London. Build homes for families to aid in creating an established community rather than enforcing high rents so a constant changing community with no roots. Invest the money in the already over subscribed schools and doctor surveys.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Patricia John

Address: 22 Gratton Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object for the third time to this proposal and all my detailed objections previously submitted online still stand. A token single storey block height reduction does not negate the totally inappropriate Outline planning application in its entirety. Barnet Council should reject this application on behalf of residents in Barnet, Brent and Camden.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Chantal Duchene

Address: 29 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am strongly objecting (again) as this slight reduction in one building makes no difference to the detrimental impact this project will have on the local community in terms of traffic, schools, GP's etc . It is totally out of line with the family aspect of this area. Come on, developers, think how you would develop this if you were to live here and come up with a better plan!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Wells

Address: 5 Thorverton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal still is out of keeping with the local area, 19 stories is too much for a small corner of Barnet which remains mostly terraced houses and a beautiful Broadway. How can the already deeply congested Cricklewood cope with such a vast project. We are already the entry point for one of the busiest motorways into London the M1.... Unsubtle and inappropriate

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Danielle Snaith

Address: 28 Oaklands Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have reviewed the change to the application with the tallest tower being reduced in height but my previous objections still stand. This change to the application does nothing to address the overwhelming concerns the community has.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Neil Frazer

Address: 11 Thorverton Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's hard not to believe that the strategy has been to dupe people into believing that 19 floors is an acceptable reduction from the original 25. The revised application has come in so quickly: it must have been prepared well in advance. First fall back position. The reality is that the buildings even now are excessively tall, out of proportion to the surrounding houses. The heart of Cricklewood is being replaced by a mess, perfunctory buildings without character, residents without community. These are the sorts of flats families live in for a few years and move out as quickly as they can. The future residents of Cricklewood deserves much better than this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Arijeta Zasella

Address: 21 Besant Road Cricklewood lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It will be a good idea if you could make a brand new buildings in this area better environment balconys for who ever doesn't have a garden playing area for youngsters and safe places playing area for toddlers

As technology are very advanced so dose the living environments have to be

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Christine Allen

Address: 123 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for providing an update on the revised planning application for B & Q retail park. The revised plan maintains the density of the build on a very small footprint, albeit reducing the height from 23 floors to 19.

This development will not enhance Cricklewood but create congestion on the roads, stress education, health and other community based services and public transport.

My objection still stands.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alastair Wallace

Address: 46a Oaklands Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I acknowledge the small concession made to the >1000 challenges to this original proposal reducing the size of the proposed flats from 25 storeys to 19.

However this revised plan is still completely unacceptable and insulting to residents like myself who have already submitted their objections on the basis that this proposed development and the thousands of new residents it may attract:

1. Will overwhelm current transport infrastructure (roads, rail, parking, buses and tube)
2. Will overwhelm current health and welfare provision (doctors, dentists, childcare and schools)
3. Will overwhelm other leisure facilities (retail, gyms, parks)
4. Create massive and prolonged disturbances (noise, waste and transport pollution).
5. Would be a complete eyesore visible from miles arounds and not in fitting with local buildings at 19 storeys.
6. Would create pockets of increased street crime with the current design.

These plans simply cannot be allowed to go ahead in it's current state.

Local residents (including myself) will do whatever it takes to block this development unless a reasonable compromise is reached that complements and fits in with Cricklewood's urban environment and vision for the future.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Oommen

Address: Flat 9 Chichele Mansions Chichele Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Though it may be the case that housing is a need within London and there are many projects like this one to transform larger plots into housing- I would like to strongly voice my opposition to this development. Cricklewood is a densely populated area with a heavy footfall as is. This development will increase the residential figures with a cost to environment and to the tax payer which would then likely result in unaffordable properties, rental or otherwise. This goes without mentioning the planned height and dimensions of the development obscuring a good amount of natural light to existing properties and the surrounding areas. Furthermore the businesses that currently occupy the lot are of great value to the communities of Barnet and Brent and to lose these would be a much greater loss than the gain of homes that will only draw more people to this area and raise the price of living - increasing the impact of gentrification in London, which is already rife. I hope you will consider this opinion of a local resident, a long time Barnet resident until recently as I have newly moved to Brent. I would strongly implore you to reconsider and take our views into consideration before deciding what is best for residents of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lily Thompson

Address: 34 Mora Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am strongly against these plans. I have lived in Cricklewood for my entire life and developers are ruining my local area and driving up prices so I won't be able to afford to live here.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr nigel liddell

Address: 16 Anson Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development will add unsightly tower blocks to our skyline along with creating a significant increase in traffic on already crowded streets. Parking will be even worse. The infrastructure simply will not cope.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr nigel liddell

Address: 16 Anson Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will add unsightly tower blocks to our skyline and greatly add to the traffic on already crowded roads. Parking will be even more difficult. The infrastructure will not be able to cope. I oppose this development.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Catherine Liddell

Address: 16 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still strongly object to this development. As far as I can see all that has changed is to lower the tallest tower by 6 stories. But the whole development is massive and cannot be supported by the current infrastructure. And there are other developments also in the pipeline which will also adversely affect air quality, public transport, schools, health services etc etc. Traffic is already horrendous around Cricklewood Lane near Cricklewood station and such a large number of new flats will definitely increase car ownership, whether or not residents are intended to own vehicles.

19 stories is still way way too high and the mass of tall blocks will dominate the landscape for miles around, blocking light, creating wind tunnels and making the area an unpleasant place in which to live and shop.

I personally welcome having a diy shop and garden centre nearby and will be very sorry to lose it. Moving such resources out of town is contrary to current thinking about moving away from out-of-town shopping centres with their accompanying reliance on cars.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Shifa Wong

Address: Flat 18 41 Grange Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Moving out of existing residents

Obscuring the sun for existing residents

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Hannah Rose

Address: 25b Trinder Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many people to the area

Rent prices up

Eyesore

Noise pollution to the area

Not enough affordable housing

Changing the area for the worse

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Megan Dawes

Address: 30 Caedmon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Charlotte Wattebot O'Brien

Address: 52 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal for a 19 storey block is still completely out of keeping with the surrounding architecture. It will dominate the skyline and reduce sunlight to surrounding areas. Furthermore overly tall towers lead to a loss of community and quality of life. Roadways in the sky is a long devalued concept for improving quality of life and sense of community. Lower level blocks are more desirable in all aspects. I would argue that 6 or 7 floors as in nearby West Hampstead developments would be much more appropriate.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Andrea Frankenthal

Address: 127 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This amended plan has no material impact on the consequences I highlighted in my prior objections. The residential unit numbers have been reduced by less than 5%. This has no effect on how overpopulated and condensed the area will become. It still fails to address the woeful lack of social housing. The max height reduction does not counter the fact that the result will still be a monstrous building that will be a blot on the landscape and overshadow the entire area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Woods

Address: 11 Leigh Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised proposal makes no material difference to the overall effect of the proposed development. It is still out of proportion to the neighbourhood, will overshadow the whole area and overload local infrastructure - medical, schools, traffic.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dave Shaw

Address: Flat 14, Coleby House, 2 Woodley Crescent, Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst encouraging that the developers have responded to feedback and reduced the number of dwellings on this site, the height of the building remains totally incongruent with the rest of the buildings in the area. It's towering nature will be an eyesore, casting shadows over NW London and detracting from the quaint charm of the locality.

Moreover, I am concerned that the current transport infrastructure is insufficient to accommodate the extra travellers during peak rush hours, particularly from Cricklewood Thameslink which is already underserved at these times and I would suggest that the building has no more than 12 floors.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Vicky Carnegy

Address: 17 Maunsel Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too tall for the area overwhelming existing buildings.

No improvement of local amenities.

Wrong type of housing for area - is this what locals want to buy? Have they been asked? Outside space for all now deemed even more important than pre-pandemic.

Ridiculous concept of developers that the area needs a tall landmark to help people find it.

Frankly, that idiocy alone should make the council throw it out.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Ruth Antoine

Address: 30A Churchill Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a hideout eye sore. The entire residential area are Victorian period properties and looks ridiculous.

It will devalue the area as again the area has lovely Victorian residential roads.

Obstructs your view massively from the high road.

The leasehold tenants will have to pay massive ground rent and service charges which is unfair and unaffordable for young first time buyers.

It won't increase the wealth of Cricklewood residents.

Where will Cricklewood residents park to use the local shops? Disabled users won't be able to park to access the high street stores. The B&Q car park supported disabled car users who needed to alight there for the Co-op and Iceland

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tsutomu Iwasawa

Address: 39 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plan to construct a group of skyscrapers inside the ordinary traditional London residential area.

As far as I know, no such scale of group of skyscrapers is found in any traditional London residential area. It is true that there are some 15+ story tall buildings even in residential areas but those are in most cases single-isolated ones or very close to the busy business area.

To justify such an unusual construction, the developer emphasizes that the buildings will be 'a landmark' of the area. However, residents of the area generally do not need such a landmark. We just want to live in peace.

The development will not only completely change the character of the area but also worsen many existing problems which residents are already suffering from. A5 is already very congested throughout the daytime everyday. Other roads are to be easily congested once some construction works/accidents happen.

Thameslink Cricklewood station is also easily to be chaotic once some trouble happens on the railway and that actually happen quite often. School shortage is obvious so that many residents

are forced to move out to secure a school place for their child. GP center next to the site is scheduled to be abolished. The new construction is very likely to worsen the situation which is already bad to the residents.

I don't believe that the assessment which is done by the developer shows the truth of the area. Many of the assessment results just look unrealistic.

So, all in all, I must conclude that the plan cannot be justified from any perspective. It will not make anybody happier than now, probably except for the developer. I strongly hope that the council will take much consideration on how the character of the area can be maintained. Although I am a big fan and frequent user of B&Q, I don't oppose to the demolition of the site. However, I will strongly oppose to any attempt to totally change the landscape of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Werner Coetzee

Address: 30 Cotswold Gardens London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As raised by many others, the following reasons to object still stand (even after the recent 'reductions'):

- Overpopulation of the area (density)
- Lack of transport, infrastructure, roads
- Towering buildings, not in keeping with the area
- Loss of the existing amenities

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gloria Gee

Address: 10 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This revised application makes no material difference to the overall effect of a monstrous blot on the landscape, totally out of keeping with the surrounding architecture. It is not addressing the need for social housing nor the pressure this development will put on the local infrastructure - medical, schools, traffic, to name but a few.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Keeleigh McKeogh

Address: 8 Holmwood Grove Mill Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning is excessive. The development will have a significant impact on the traffic and congestion in the area. This is already a serious problem within the area already. I strongly object to the planning.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carol Scurry

Address: 147, Fordwych Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Big deal 50 flats less. It will still be an eyesore. Do you realise how many walk to these local shops, there is little enough shopping in this area as it is unless you want halal food. Still no talk of doctors, parking and school capacity. Nice landscape for the drunks and junkies to use. There are no tall buildings in this area. The pollution is bad enough, the roads are crowded, it is not a nice area to live in now with little facilities. Just greedy developers again

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Liam Sorohan

Address: Flat 4 Carlton Mansions 73-75 Chichele Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised proposal makes no real difference to the proposed development. Reducing by six stories still makes this double the height of any other building in the neighbourhood. Fifty less residential units also doesn't decrease the huge impact upon local infrastructure - medical, schools, traffic etc.

If each of the 1050 residential units housed just one child, there would need to be at least one more school in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Vinay Kelly

Address: 20 Mora rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm appalled that the council could even consider landing permission for such a hideous monstrosity that would dominate the landscape. The blocks are much too high. The area is already densely populated with all the problems that brings not to mention the pressure on schools, medical centres and transport.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Raymond Clargo

Address: 1A Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: From my front room window I used to see the sun set and tree tops over the building opposite then a couple of years ago the council went ahead and extended the height of the building by adding 2 more storeys for housing making it 4 storeys so I no longer have that view.

Although you have decreased down to 19 storeys it's still too tall for the area and will cause less daylight (see what these tall buildings have done to the Wembley area), also with the proposed number of residential units housing more personnel already Cricklewood is well populated.

I think this whole project should be scrapped.

Definitely NO to the planned proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Fadi Salaam

Address: Flat 2 2 St. Pauls Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

The project is not suitable for the area. It comprises very high rise buildings compared to the surroundings. It make the area look very ugly, and disharmonious. It will place towering blocks in front of the houses, creating a city scape in a neighbourhood. There will be tremendous pressure on public services in the area like traffic, pollution, schools, doctors, parking, etc. You are going to add around 300 cars on single lane roads effectively, assuming 30% of apartments will get cars which is a low estimate. The areas is already congested.

The main issue is the ugly towering presence in a low rise area. This is a residential neighbourhood not a downtown city. the development should be in keeping with the neighbourhood. If ugliness is created it can no longer be changed.

Housing issues cannot be solved by building ever more property in a limited area. It will soon turn into an unliveable slum. The population is not going to stop growing and additional housing is just going to delay the inevitable shortages for sometime only. Soon enough there will be more people to house and more after them!

There is a limit to how many people can live within a limited area while retaining a decent quality of living space. The quality of the areas should not be sacrificed for the sake of housing more and more people which will not be enough in any case. The whole area will sink down into a terrible state. Pollution, crime ugliness, services broken and unable to cope, traffic grid locks and misery to everyone.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Pamela Adams

Address: 35 chiltern gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed application has only reduced the number of units by 50. A proposed development of 1050 units will cause stress on the services in this area, cause parking issues.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs loretta bradley

Address: 4 st Andrew's Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is not in keeping - not very pretty like the buildings across the road on the Broadway. See Neville Court in Dollis Hill, London. They can have the same number of units but they need to make it look better. It could look iconic. We need more flats but not like this. This is a town centre, not a estate on outskirts. Also, where is cycle parking (like a secure carpark for bikes?)

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Annahita Benbow

Address: 5 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still very much object to these plans. Whilst I appreciate there has been a reduction in storeys and units. The overall plan is still not in keeping with the area, and does not enhance our community. There needs to be a master plan for Cricklewood, Barnet needs to push developers to create something that will enhance the area, to ensure it is successful and a prosperous place to live. We need low rise, low density, green spaces, community spaces, and clever and considerate design. Try harder!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr daniel selby

Address: 84 Temple Fortune Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is a monstrous planning application and is totally out of keeping with the character of Cricklewood. This is not Central London.

The proposed tall residential towers will overwhelm the the area and ruin the nature and feel of the place. Cricklewood consists mainly of houses and low rise apartments.

There will be even heavier road congestion around the Broadway (which is already slow moving). Jobs will be lost as B&Q and other retailers will shut.

I am strongly against this scheme. have lived in Cricklewood for many years. Frankly, this is an attempt to build as many flats as possible without regard for the neighbourhood.

I have spoken with many friends and local people- everyone opposes this scheme

This is an attempt by developers to get away with what they can. Barnet Council must do the right thing, protect the people living in Cricklewood and reject the proposed scheme.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Angela Sikka

Address: 76 Dewsbury Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of these tower blocks are far beyond what is acceptable for the neighbourhood. They will dwarf the existing buildings, blocking all natural light across a huge area. The skyline for miles will be blighted by the sight of these huge buildings. The local infrastructure, services and amenities are not equipped to handle an additional 1000+ households. There is no affordable housing. I strongly object on all those grounds.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maria Gmur-Pierre

Address: 53a Temple Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: So this saga goes on. They obviously think that by reducing it by so little that they are going to improve this monstrosity or even enhance our lives.

I said before if it is that good build it in Totteridge. All of Barnet council's rubbish is shoved onto the borders of Brent. How about building for the good of the local community. Trying to disguise another money grabbing scheme as "good for us". They are not even planning on building a doctors, school, leisure centre to go along with it. Who are they hoping to "put" in these properties. They are too tall for children, the elderly, those with health issues of any sort. Going to be sold/"given" to those with no local connections so they won't give a damn if neighbouring roads are then sourced for demolition. The top of Temple road is going (Matalan), Gladstone Parade has gone. Which road is next "for the greater good".

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katie Law

Address: 12 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All the points made in both my previous objections still stand. This developer has done nothing to address the numerous points raised by the Cricklewood community. Yet again they have shown contempt for the community, continuing to chase every last £ of profit from this small urban site.

Shameful.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Bellman

Address: 44 Farm Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculous application for an inappropriate application.

The area already experiences daily traffic problems. The road infrastructure will not possibly cope, regardless of the developers advisors comments.

Visually the properties around are mainly low rise and 19 stories is far too high.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Oswald

Address: 5 Lichfield rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even a reduction to 19 stories high will completely block the light to my property.

In an area of 3 and 4 stories high this will be a blot on our high street that plunges half the neighbourhood in to shadow.

This feels like a preplanned manoeuvre to placate the neighbours. it hasn't worked.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Georgina Saka-Siriboe

Address: 190 The Vale London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to this application still stands.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Bernstein

Address: Garden flat 5 Moss Hall Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very surprised at the small changes that have been made to the scheme. They are clearly designed as a nod to the raft of objections that have been made. The reduction in the number of storeys from 25 to 19 is farcical. It's actually an insult to those (like my Partner) who live in the immediate vicinity. I continue to object to what I see as an inappropriate and unnecessary over development that is totally out of keeping with the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kamila Williamson

Address: 21A Plympton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood homes are low rise. The highest building in the area seems to be the Ashford Court on Ashford Road (Brent side) with 9 floors.

Any new additions should be of the same height or lower to match the character of the area.

Introduction of 19 story buildings is grossly oversized for the area.

Adding extra 1050 flats to the overpopulated area WITHOUT adding any supporting infrastructure is just criminal.

Are you opening new GP surgeries?

Are you opening new dentist surgeries?

Are you opening extra schools or nurseries?

Are you adding extra roads?

Are you opening a new library?

Are you opening a sport facility (not private membership)?

Provide sufficient infrastructure to support the overdevelopment and greed.

Local people cannot afford to buy a place in the area. There is a severe shortage of social housing

- are you making a large proportion of the new flats a council housing?

I am against a development on this scale.

It is not fitting with the area and it will put a significant pressure on the current arrangements.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maureen Brookbanks

Address: 32 Garth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite the alterations to the proposal, my previous objections still stand. Too much traffic, not enough green space, parking issues, pollution, no consideration given to amenities like schools, GP surgeries etc... Cricklewood is already extremely overcrowded, and is currently undergoing big development at Brent Cross with many additional new homes, with smaller (yet still significant) developments at Granville Road and Mortimer Close. There is simply no way we can accommodate this huge number of new homes without irreparably damaging our community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Brookbanks

Address: 32 Garth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to this development still stand - misconceived, too many homes/flats in such a small area and will undoubtedly cause terrible traffic, pollution and overcrowding (not to mention the strain on local services, like schools and doctors). This development is the last thing Cricklewood needs.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Caroline Cahill

Address: 36 Nutfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nicholas Martin

Address: 63 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amendments proposed do not alter the nature of the application, and show a disregard bordering on contempt for the objections that resulted in the developer having to make changes.

Blocks at the new height proposed are still totally unsuitable, will blight the streets around the development, and will detract from the area.

I hold to my original objection that it appears to be an anachronistic planning proposal post Covid, when quality of local environment is ever more critical as employers move to a Hub-and-spoke model with expectation of increased local working arrangements. In other words suburbs like Cricklewood should become better configured for more home working and local coworking spaces, with amenities that meet the fast changing needs of residents in this respect (not dormitories). Because of this, we need a town centre that attracts residents in, who will spend more money in local shops and restaurants, and increase the gdp of the area. This proposal will do the opposite and create an eternal blight.

I still object to this scheme in the strongest possible terms.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Belinda Syme

Address: 14 sheldon road, london nw2 3aj

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The towers are STILL way too tall - 6-8 storeys would be a reasonable limit. No one is against developing the B&Q retail park into shops, residences and outdoor parks and gardens but tower blocks will neither compliment nor enhance the area. They are overbearing and will possibly cause wind tunnels and cast shadow over large swathes of existing residential areas, especially east of the railway line.

The development will have a bad impact on the area amenity because there is no additional infrastructure to accommodate such excessive density. As it stands, road traffic congestion/pollution is appalling. The current transport options are full to capacity. Again I ask, who will live here - in a tower block overlooking the railway line? Doesn't look like the flats will be "affordable" either

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claire Lister

Address: 18 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Such a stingy change to the plans does nothing to change my view of this development as a blight on our community and environment. London needs more affordable homes, but this development seems simply to offer barely adequate 'housing units' for profit, without facilities or proportionate green space and will diminish quality of life for existing residents.

The plans seem to be based on an old fashioned model, particularly in view of changes in working practices over the past year. Sites like this are incredibly scarce in London: it vitally important that they be used creatively to build ecologically sound homes fit for the future rather than outdated tower blocks.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Zucker

Address: 4 Pandora Road West Hampstead LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development, even though revised plans reduce the maximum height from 25 to 19 storeys and reduces the residential unit numbers from 1100 to 1050 is far too large and too high for this location. The new tower blocks will dominate surrounding housing and streets and will be an eyesore spoiling views from miles around. Cricklewood does not need such large tower blocks in this location. People going to the railway station do not need a tower block to help them find where it is. Cricklewood has a defined character with its low level Victorian housing and similar subsequent infill developments. Tower blocks are generally not popular and have a relatively short useful life. In particular following the Grenfell tragedy residents of tower blocks are concerned about escape in the event of a fire and use of materials which have subsequently been found to be unsafe. The large number of additional residents will put a strain on the existing inadequate infrastructure in the immediate and surrounding areas. Many residents will use the Thameslink service from Cricklewood to change onto the Underground at West Hampstead where the streets are already overcrowded with commuters in rush hours and will become even more so when the O2 centre is redeveloped with much more housing. This is an ugly inappropriate development which will spoil Cricklewood. If the area needs to be redeveloped it should have low level housing. Please reject this awful scheme.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret Smith

Address: 53 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Quite simply this development is TOO BIG and will impact on

1. Footfall throughout the surrounding area
2. Traffic volume
3. Schools. (v few in Barnet area)
4. Transport...Cricklewood a small station with infrequent service.
5. Doctors surgeries...most have full lists.
6. Character of surrounding area...overbearing height at 19 stories.

It is unwise to clump so many 'units' so close together, so high and in an area already straining under lack of amenities.

No objections to providing housing but inappropriate on this scale in this position. Barnet could surely spread the load by developing sites further into their boundaries.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pauline Cheeseman

Address: 62 Menelik Rd West Hampstead London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose the proposed development and the amendments submitted on height. 19 storeys is far too high, and is out of keeping with the whole area. The proposed height of the flats will totally overshadow all the locality's pleasant Victorian houses, and be an ugly blot on the skyline. It would be much more in keeping to build low level houses and flats, and provide a far more acceptable living environment to residents. It has been shown in other developments that there need not be a significant reduction in the number of homes by building low level, as less open space is required.

Also, the traffic situation is really bad on the A5 and this development will only make it worse. As someone who regularly uses the shops and facilities in Cricklewood, I see the slow moving traffic and congestion around the Cricklewood Lane junction. There is considerable pressure on buses and the Thameslink line already, without more passengers. Please do not pass this application which smacks of developer greed, it can only cause misery to those already living in the area, and future new residents.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Katrina Fallon

Address: 11 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the third time I've submitted a comment, every one of my previous objections still stand. I'm astounded that someone thought slightly lowering the height and a few less units would address in any way the number of objections there have been to this proposal. This is not a compromise by Montreaux, it's closer to an insult given the time, effort and thought so many people, whose lives will be very much affected if this goes ahead, have put into expressing their concerns.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs P Caffrey

Address: 40 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal from 25 to 19 storeys is farcical. It is inappropriate for this area, nothing over 5 storeys should be built here. Cricklewood consists of mainly Victorian buildings with some beautiful architecture, towering buildings would be totally out of keeping with the area .

Please consider the awful impact such a development would have on the residents of Cricklewood, overcrowding, pressure on schools, doctors surgeries, public transport, traffic congestion and pollution etc. would be so much worse than it already is. There are already 'new' apartment blocks on Cricklewood Lane and Edgware Road. Enough is enough. Say NO to this development. Thank you.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Simon Kemp

Address: 11 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No no no! These revisions make no difference whatsoever. They will still be more than twice the height of anything else in Cricklewood.

I live in the railway terraces, as well as compromising our personal privacy, this will affect light, noise and footfall in an area that has a great deal of biodiversity.

Are there any projections on noise, light and footfall levels available? And have any studies been done on the variety of species in the Terraces, we have a vast array of insects, birds and amphibians???

I want the council to adhere to government guidance on preserving biodiversity. There is not much of it left, particularly in inner London. These flats will create far too much imbalance and cause far too much of a threat to light and noise.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alun Parker

Address: 27 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Reduction in building height from 25 floors to 19 floors maximum height - although a tiny step in the right direction does not address previous comments that the scale of the proposed buildings are completely out of keeping with the neighbourhood, destroy more local amenities than currently exist and don't address the need for off-street parking for the new residents. The streets around the site are already over-loaded - this proposed development will exacerbate the situation

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Vivienne D'Silva

Address: 13 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings will be over twice the height of any others in the local area. This will negatively impact my personal privacy and amount of light which I wish to strongly object to.

More importantly, I would also like to point out Barnet council is accountable for preserving and being aware of any impact to biodiversity as part of approving planning. I don't believe any survey has been done in the Terraces area in terms of understanding the very rich variety of wildlife, particularly in the Spring and Summer. If it has please make it available along with proof that this development will not affect out wildlife?

We have frogs, birds, and bee colonies and wildflowers that thrive here. It takes decades to establish a balance like this and these buildings will increase noise and footfall and decrease light.

<https://www.gov.uk/guidance/biodiversity-duty-public-authority-duty-to-have-regard-to-conserving-biodiversity>

I expect council to adhere to their responsibilities as outlined in government guidance when assessing whether the local area is suitable for development of this kind.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Erik Carlson

Address: 87 Ravenshaw St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development remains far too big for the area. Too tall, too dense. Where will the support infrastructure for all these new homes come from? There is no capacity. Will there be new, doctors, schools, busses? In my opinion the developer needs to reduce the scale by at least 50% so that it's more in keeping with the other buildings in the area and make substantial contributions to new public facilities for these homes to use.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Gelfer

Address: 25 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Routley

Address: 29 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This minor change is totally inadequate and makes no difference to my original objections. The buildings are still far too high and the whole development is totally out of keeping with the current area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sharon Dhesi-Cowper

Address: 19A Deacon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the proposal has reduced in height by 6 floors all of my previous objections stand. A building of this height, 19 floors is still incredibly high, will detrimentally impact the light amenity in the local area. The proposal is out of keeping with the density and height of the built environment in the local area and will negatively impact residents. The significant increase in density will not be able to be supported by the local transport infrastructure. The roads in the area are already congested. The build process itself will also be incredibly disruptive to those that live nearby, and also travel through the area. It is not clear to me why something like a six story development, which would be much more in keeping with the area has not been proposed. It's also unclear that considering the size of the site, it's proximity to a local high street, and in an area where community assets are lacking, the local authority has not taken the opportunity to develop an SPD which would provide a clearer indication of what the local area needs and is in keeping with the local area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Harrison

Address: 11 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already made my objections to this grossly over large development. Surely the developers do not think that taking off a few floors from the tallest carbuncle will make this monstrous development less of a gigantic blot on this area. Yes, we need housing and tall buildings have their place. But the impact that this group of monoliths will have on the surrounding area will be catastrophic. It is entirely out of place in this locality.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sean Chambers

Address: 6 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is not ready for this in any shape or form. We on the terraces would be overlooked, the building is WAY too tall.

The infrastructure is not developed enough to support the proposed incoming tenants.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ali Qassim

Address: 10a Gratton Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I have previously objected to the development proposals on the grounds that the buildings are far too high.

I am referring first to the highest building of 25 which has now been reduced by only six storeys to 19.

Given that 19 storeys is more than double the number of storeys of any other proposed new build in the area, this is still a woefully inadequate response.

Could the developers explain how this latest proposal addresses the objection to the height expressed so many times in the previous comments? It would be interesting to hear the criteria for ignoring the objections of nearby residents.

BUT it isn't just the highest tower that I, and many others, object to. The other buildings are also far higher than anything else in the area and there has been no attempt to reduce this.

There are also inadequate explanations as to how the surrounding area will be able to cope with

the narrowest of pavement space towards the railway station, the already congested traffic around Cricklewood Lane, the lack of primary and secondary schools, and the insufficient public health facilities.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Eli Jones

Address: 6 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development. It is totally out of character with the area the 19 floors is far too high for the area. It is next to our conservation area and we will see this monstrosity from all of the terraces and be dwarfed by this development. The extra traffic to an already congested area must also be taken into consideration and the lack of public facilities which are already lacking for the existing population. It will also set a precedence for any future developments I urge you not to give permission unless it is substantially reduced

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jamie Gaw

Address: 8 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to this planning application still stand, the buildings are far too high - the tiny reduction in height to just one building by the developer is totally inadequate.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Augustine Docx

Address: 8 8 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to this planning application still stand, the proposed buildings are way too tall - the small reduction in height to just one building by the developer is completely inadequate.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Welsh

Address: 102B Ivy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will be a great development and help the area to develop. More people will bring in cinemas, better shops and rejuvenate the area, especially with the town centre. This is really needed!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marcus Liberman

Address: 167 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes made to the application make little difference to my original objections to this scheme. 19 storey tower blocks are still completely inappropriate for the area and will dwarf everything around them, look completely out of keeping with the victorian and edwardian buildings around them such as the Railway Cottages and the streets to the south and to the west of the development. There are still inadequate provision of affordable homes within the scheme. This will still create significant extra road traffic in an area already identified as a problem by TfL. It will also put further pressure on public services like schools, nurseries and GPs.

Overall this is really inappropriate and unwelcome development still. Changes made are still really just tweaking and don't address the many hundreds of objections people have already submitted.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sinead Cutts

Address: 31 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Previous comments still stand, I object to how tall these buildings will be. It will ruin the close community of the terraces. The pollution and disruption to the build plus the traffic - as well as the obstruction to our views from our homes once built.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Strange

Address: 25 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous objections to the original application still stand.

The development will have a huge negative impact on the community, with no benefits, only disadvantages and added difficulties for existing local people. The only beneficiaries will be the developers, as usual.

The proposal is out of all proportion to the area, and will add to traffic chaos, air pollution and will be a drain on local services. It has zero architectural merit and will only add to the already disruptive developments happening locally at Cricklewood Lane and elsewhere. Please reject this worthless application on behalf of the people of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katarina Gildebrand

Address: 17 MIDLAND TERRACE Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plans; my previous objections still stand, the buildings are far far too high. This is a very small change to one building only by the developer, and is totally inadequate'. All buildings need to come down by many floors, and more green space incorporated into the development. Too many people are planned for living on top of each other, setting the area up for social problems, poor mental health etc. The high-rise built in the 50's & 60's were established as a failed social experiment which went badly wrong, and many were later demolished as a result! The sense of community was non-existent, leading to social isolation and social problems. Plus the issue about local amenities; where are the plans for those needed to accommodate large numbers of unhappy folk moving into Cricklewood? The closing down of our well used local health centre recently doesn't bode well... Please build new homes 'fit for human consumption' where people can lead good lives, not those inhumane super high, tightly cramped monstrosities

Comments for Planning Application 20/3564/OUT

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Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr jamal El chammachi

Address: 31 Midland Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear council.

Your plan to build these kind of large housing complexes so near an already congested area, is calling for more road accidents and pollution. Thought you cared ?

Additionally, the fact that your planning to approve 19 storeys is beyond believe. This area already has a very poor air quality and now you want take away the light as well.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Renata Paes

Address: 31 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear council

The previous objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate. The concerns of the community should be taken into account, this development will impact our quality of air, access to public transport, traffic, etc.

The proposed buildings are not of a design which is in keeping with the scale, character, or appearance of the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Jacqui Ramrayka

Address: 36 gratton terrace cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand, the buildings are still way too high - this 'concession' by the developer is woefully inadequate. While I totally support the demand for regeneration in the area, this development isn't what is needed or helpful. Cricklewood's infrastructure cannot cope with it. There is one local overland station, therefore this will increase pressure on buses or lead to far more cars. Pollution in the area is already worryingly high- this will exacerbate it exponentially. What about doctors surgeries? Already there are waiting lists. One local one has closed with all those registered now having to travel much further. How will a 19 storey tower block worth of apartments be accommodated? We are asking the developers to please consider the lives of residents above profit for once. There needs to be far greater compromise from them- we will continue to object until they can come up with a more reasonable proposal that benefits this neighbourhood rather than just making them money.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Thorogood

Address: 131c Dartmouth Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is totally out of character with the neighbourhood. We should be moving away from oppressively high skylines and not letting them proliferate.

People should be housed at heights which are in scale with them. Why are existing derelict and uncared-for houses not being bought up and rendered fit for habitation? There are many successful renovations in evidence.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr alistair hughes

Address: 224c Walm Lane Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It still has 1,050 residential units on the site, down from 1,100. There are no other changes and the remaining 15, 16, 17, 18 and 19-storey blocks; the tallest buildings will still be more than twice the height of anything else in Cricklewood.

It will have an impact on the area in which i live (please comments i made for last application) regarding height of buildings and the area's capacity to absorb

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr S Pethe

Address: 75 Teignmouth Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can't see how this addresses my previous concerns regarding a. access to public amenities (schools/ dentists/ GPs), b. overcrowding and pressure on public transport, c. traffic and d. the impact on the local vista/ skylines.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Giselle Winston

Address: 99 Melrose Avenue LONDON LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no room for all these extra people. Cricklewood Lane is already frequently blocked solid with backlogs holding up traffic on Cricklewood Broadway and Walm Lane. This congestion preceded the current road restrictions. Furthermore the pavements on Cricklewood Broadway are extremely narrow and already do not manage the pedestrian footfall - try getting through there with a bike or pushchair. Local GPs are already oversubscribed, and the schools are full. There are no nearby open spaces.

The heights of the proposed blocks are preposterous, they are twice as high as anything else locally and would be visible from miles around, including large areas of Barnet. And the development does nothing to address the local need for social housing and council housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Band

Address: 70 Teignmouth Road Flat 1 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident I strongly object to the revised version of this proposed development. A high-density residential development in this location would put great strain on local infrastructure and resources.

The tall buildings, going up to 15, 16, 17, 18 and 19 storeys, would be an extreme contrast to the character of the area, with its 2 to 3 storey buildings, and in my opinion would exert a depressing visual effect rather than functioning as some sort of 'landmark'.

The proposal makes many vague claims about potential benefits from this development which do not stand up to scrutiny. For example, included in the very limited improvements to transport is a new cycle route which would in all likelihood bring cyclists and pedestrians into conflict.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephen Nathan

Address: 40 Dartmouth Road Temple LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is still no vision and no coherent design which takes into account at all the locality and the huge impact that this astonishingly huge development will have on the whole area of Cricklewood.

Even South Croydon did not have such an overwhelming sized development imposed on it.

Even a reduction in the height of one tower block from 25 storeys to 19 is no real concession by the developers.

Please refuse planning permission and make them produce a design which actually fits in with the locality. This currently revised design has everything in it that reflects badly on a modern urban design aimed at only maximizing profit and which is intended to be dumped on the local area of Cricklewood..

The developers will not live here, but they will adversely affect the future generations to come in a totally unforgivable way.

This is a truly eco-unfriendly design in every way that it could possibly be.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Warren Cowell

Address: 36 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand, the buildings are far too high - this small change to one building by the developer is totally inadequate. Please defer until an acceptable proposal is agreed.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Leah Yugin

Address: 2 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For over a year the area surrounding the intersection of the A5 and A407 has been congested and polluted. Buses have had to be diverted. This is the result of work on one short building at the intersection being made smaller and some road works. I cannot even begin to contemplate the disruption that will be caused by the scale and height under the amended plan.

It is a nightmare to walk, take a bus or drive through that intersection for people living in the vicinity.

The buildings are taller than any other in the neighbouring two boroughs of Brent and Camden, and are taller than the recent buildings in Barnet along Childs Hill and Claremont Road.

I have some questions:

- 1) In order to undertake the work at the B&Q site, how much longer would the intersection of the A5 and the A407 be impacted?
- 2) The Brent Cross Town plans are also likely to impact the traffic situation at the A5/A407/Claremont area. Surely it is sensible to minimise further disruption?
- 3) Why are there no plans showing the roads and sidewalks that would be available for use (or out of use) during construction and post construction?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Campling

Address: 27 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to object to this development for the same reasons stated previously - the buildings are still far too high. This tiny change to one building makes no difference - it is still too high and much too big.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Janet Crawford

Address: Ground Floor Flat 12 Elm Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments still stand. As far as I'm concerned these small adjustments in the height of the tallest building and the number of dwellings will only make a nominal difference. As I said before, I think the whole thing is just too big. It will dominate and overwhelm its surroundings. I'm not against residential development but only something significantly smaller would be acceptable.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Valerie Foltz

Address: 10 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes made to the original application are ridiculous the site is still going to be an eyesore and so many flats will still create so much more congestion in an area already congested.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Veronica Roberts

Address: 7 CAMPION TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is my third time of objecting because Montreux the developers are not taking on board anything we are saying. I live right next to the proposed development. It is one of 3 new developments immediately around us that are seeking or being given permission to proceed. The plans are a gross over-development of the site. If you look at sympathetic developments in places like Wingate Square in Clapham Old Town, no blocks there are higher than 6 stories. That would be a completely acceptable height for blocks planned on the B and Q site here in Cricklewood. Anything over 10 stories will overpower the neighbourhood completely. 19 stories is way too high, too many units. The local transport and services will not be able to cope. Their plans are inhuman and the impact on the existing communities would be utterly destructive. Many people think their objections already lodged are sufficient, and don't realise that if they don't object AGAIN, Montreux will try to persuade you that we think it's OK this slight reduction from 25 to 19 stories. It isn't. We are in despair.

So read my previous objections and this one and take into consideration that if you grant them planning permission to build these high blocks you will destroy the centre of Cricklewood and the quality of life we have here. I beg you - no more than 10 stories high. Maybe we can assimilate that.

Thank you Veronica Roberts.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Endres

Address: 124a Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is too tall compared to cricklewood or barnet. It will be out of character with the surrounding area. There is insufficient infrastructure (schools, shops, parking, travel services) to support the number of proposed dwellings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Marcia Campbell

Address: 2 Midland Terrace Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I know there is a need for new housing but this development seems overly excessive particularly the height of the buildings, they are far too high. The developer has made a small change to their plans which seems totally inadequate in my opinion. My Terrace would be completely overshadowed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dervla Flynn

Address: 38 JOHNSTON TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Per my previous objection, this development is too high and will overpower the buildings in the surrounding areas. The height of the towers need to be reduced dramatically for this development to be sympathetic to the local environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Judith Ruback

Address: Flat 1 51 Melrose Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is still disproportionate and a blight on the local environment.

Not only will the blocks still be far too high but the sheer density of the blocks is unimaginable.

The effect on the local area just fills me - and everybody I have spoken to - with absolute horror.

The design of the development shows little architectural merit in terms of its appearance; the buildings are dull, ugly and just box-like.

The original planning drawings showed 8-story buildings. I would propose that 10 storeys should be the absolutely maximum of any development in this area.

I object in the strongest possible terms to the plans.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Xavier Pujos

Address: 36 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application for the construction of several very tall buildings (even accounting for the reduction of the tallest of those buildings from 25 to 19 floors) would be in stark contrast with the neighborhood, which is essentially made up of low buildings (with the exception of a handful of ugly concrete post-WW II buildings).

The proposal is clearly not in keeping with the general look and feel of the area. A perfect illustration is the rendering on page 2 of the following document:

https://publicaccess.barnet.gov.uk/online-applications/files/CC54B377635573B8B79673483C6FEF9A/pdf/20_3564_OUT-URBAN_DESIGN_STUDY-5154572.pdf

That picture also highlights that the new construction would just be an island of concrete and impersonal towers built in the middle of a leafy, green network of streets lined with individual houses and gardens, part of which is a conservation area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark redhead

Address: 58 cranhurst road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a development out of proportion to the site without the road network or transport links or infrastructure to support it. Work on the site will create traffic chaos, pollution and disruption to an area already under severe stress. A building of this height is at odds with modern enlightened policy in residential building and will create the slums of the future which will only have to be knocked down in 29 years time as we have seen with the first wave tower blocks. It's at the very margins on Barnet borough and looks like an attempt to push their responsibilities onto the neighbouring borough

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Christopher Miller

Address: 27 Gratton Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I am deeply troubled to note that, despite the strong and reasoned objections to this development, the latest change has been for only one tower's height to be reduced. The reality is that the majority of the proposed towers are too high. The impact on the skyline, light and character of the neighbourhood remains profound and unacceptable. Further, the density of the population is unsustainable on neighbourhood resources and, again, inconsistent with the character of the neighbourhood. I do not object to development in principle and I recognise the aim of providing housing. I think that something like 8-10 stories per building is probably acceptable, depending on design, spacing, orientation and configuration. A radical redraft is needed to reduce both height and population density. The aesthetic also requires further work, even if the height is reduced.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rachel Chu

Address: 43 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amended plans continue to demonstrate the developer's complete architectural ignorance of the Cricklewood neighbourhood. The height and style of the proposed buildings is too high and way out of keeping for the area.

I am concerned that the continued resubmission of plans that simply make minor alterations rather than fully addressing the objections of residents in a meaningful way is a cynical ploy to ensure fewer and fewer comments as we all get gradually worn down by this process.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms t tate

Address: 61 Chatsworth Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously objected on the grounds that the development is too large for the area.

The new application reduces one tower by a few stories and thus 50 people. It does not address the major concerns around multiple large tower blocks being built in Cricklewood with all that that entails regarding construction disturbance, the buildings being so large and out of keeping with the surrounding area, the blocking of light, the lack of infrastructure in place to support such a development (health care, education etc). The development needs to be scaled back significantly.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs F Endres

Address: 124a Walm Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still completely out of character for the neighbourhood. This is clearly just someone who is trying to make money by piling as many flats into a space as possible. This is testament to although they claim to have altered the plans, they are actually only down 50 flats overall and still providing 1050 flats. The traffic and the services are already completely over subscribed and there is no way that without proper infrastructure changes that the area wont collapse under the strain for more than 1050 residents moving into the area.

If the counsel want to approve such a plan, they need to provide evidence that they are investing in the infrastructure first.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Faulkner

Address: 19 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand. Having now cynically reduced the height of the tallest tower, Montreaux clearly thinks the battle is over. It is not - the proposed height of 15+ storeys of the rest of the towers is way too high and there are still too many units. If this development goes ahead as proposed, it will dominate the landscape, increase pollution and impact an already overcrowded, overpopulated and congested area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mikki Rain

Address: 4 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amendments that Montrose have submitted are only a slight reduction in their plan to create an area that would be overcrowding by design and completely out of character for the local area. The intention is greedy profiteering but with no consideration for the quality of life for the people in the new development or the people living in the surrounding area who will have a huge influx of new residents in an overcrowded area and no provision for the extra amenities needed. Within a mile radius there is a new town center going up at BXS. There are new blocks of flats planned along Edgware Rd all the way up to Staples corner. They are more than enough provision for new homes in this area. Plus there is unlikely to be as much demand as there was in the pre Covid and pre Brexit era.

Mikki Rain

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Corin Stewart

Address: 79 Gladstone Park Gdns London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developers have made a minimal change to their previous plan. At 19 stories this will still be a huge eyesore, out of keeping in style with the surrounding area. All the other objections people have raised about pressure on already pressured schools, GPs, roads, parking and narrow pavements still stand - a reduction of 50 flats makes little difference. I object

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss ROSARIE KING

Address: 22 midland terrace, cricklewood london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans for these flats are too big and really ugly. The height of the towers would dwarf everything around them, there is nothing of this height anywhere nearby. The current proposal would be ridiculous side by side with the Railway Terraces and cast a shadow over the playground. The plans remind me of that terrible tower block in Margate that towers over the seaside town as a beacon of bad taste. There seems to be no sensitivity to creating modern urban dwellings. Also, the actual design and selection of materials is totally unsympathetic to the other buildings in Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Lucas

Address: 4 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed reduction in height of these buildings is merely a reiteration of earlier documents submitted during the previous round of public consultations some two or so years ago. Nothing fundamental has changed in the plans offered by Montreux to develop the site - and this is just another cynical ploy by the developers to appear to be listening to local opinion. Who are these dwellings aimed at? - certainly not the local constituency. Why is there no affordable housing included? Why is this the only truly high rise development proposed throughout the Brent Cross redevelopment project? Why can this site not be developed to the same standards as the Claremont Road sites - which are not as intrusive and contain much more green space?

It is obvious that local public opinion is hugely against the construction of these monoliths - and one has to ask why Montreux continually trying to foist these totally inappropriate buildings on a neighbourhood that utterly rejects such plans. Profits perhaps?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Dunne

Address: 8 Convent Court Roscommon Town Roscommon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have seen this tactic before when building high rise/unpopular developments where they apply for planning permission for a higher number of floors knowing this could be refused or public object so they reduce the height of buildings with hope public/Council will see this as better outcome when really developers were happy with this height as an end game! High rise developments is unsociable, health & safety hazards, destroy sky line views and block natural sunlight and in the end is a profit making exercise for developers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jana Liew

Address: 55 Watling Gardens, Shoot up Hill, Cricklewood NW2 3UE

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even with the proposed reduction a 19-storeys building is totally out of character with the surrounding area of Cricklewood and the reduction in residential unit numbers from 1110 to 1050 is minimal. The proposal will put extreme pressure on the local infrastructure (schools, GP surgeries, hospitals, social care etc.) and increase traffic and pollution on already heavily congested local transport.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Scott

Address: Ground Floor Flat, 101 Fordwych Road 101 Fordwych Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Fordwych Resident's Association objects to this proposal despite the height reduction to 19 storeys. The development is still too dense, overbearing and out of keeping with the character of Cricklewood town centre and is too much of a burden on local amenities. Our previous objection still stands.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Alison Grubb

Address: 9 Westbere Lane Westbere CANTERBURY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments still stand. The minimal change in the height of the absurd previous design of 25 stories down to 19 in the tallest tower block would make very little difference to the overall nature of the development which would be overbearing, out of character with the neighbouring buildings, and place intolerable pressure on the surrounding area. Barnet needs to consider their present residents and their quality of life rather than succumb to developers' greed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Clarke

Address: 18 Woodvale Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously submitted my objections to this scheme and those objections still stand. The proposed reduction in the height of the buildings and the number of residential units will make little difference. The development will be visually out of character with the neighbourhood and put undo strain on the local infrastructure and amenities. I strongly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rona Mitchell

Address: 6 Campion Terrace, London NW2 6QN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected to this planning proposal and my objections still stand. I am concerned that public infrastructure and facilities would be stretched beyond breaking point with another 1050 residential households moving in next door. It is already nearly impossible to access GP services, the local supermarkets and transport links are overcrowded and it will only get worse from here.

A reduction of unit numbers by 4.5% and a reduction to 19 stories will still be far too much for this area and out of keeping. It will block an unacceptable amount of light from Kara Way Playground and the only entrance to the Railway Terraces.

I am also concerned that whilst provision has been made for all electric heating/cooling, there is no mention of embedded renewables such as rooftop PV on the properties. I think that this needs to be reconsidered. At minimum the council should mandate that Future Homes Standard is reached, not the interim 30% uplift that is currently in place.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Faulkner

Address: 17 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object very strongly to the amended plans in respect of the above planning application. My previous objections still stand. The proposed buildings are still far too high and too dense, for all the reasons given in my previous objection.

The proposed reduction from 25 to 19 Storeys is totally inadequate and will in no way ameliorate the concerns and issues raised in my previous objection. Similarly the proposed reduction in residential units from 1100 to 1050 is minimal. These small changes by the developer are therefore piecemeal, totally inadequate and ignore the very real concerns of our community.

I feel strongly that those of us objecting to this proposal with justifiable concerns about the drastic changes this proposed application will bring to the community have been overlooked and ignored.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Beverley Halling

Address: 10 Needham Terrace, London NW2 6QL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application was wholly inappropriate for the area in the first instance and the subsequent reduction in a few units does not go any way to mitigate the devastation that the development will inflict on the surrounding parts of Cricklewood. The proposed buildings are far too high and will be a brooding presence that will limit light and be detrimental to the mental health of hundreds of people living in their shadow. The local infrastructure including the sewers, water supply, local traffic and roads, schools and medical facilities will be totally overwhelmed by the influx of new residents. Where other areas are demolishing their tower blocks, now seen as a cynical social experiment from the 1960's, the only beneficiaries will be the developers of these eyesores. As the owner of a property in Needham Terrace NW2, I bought into an area of charm and history not a soul-less environment like Canary Wharf. Barnet Council is supposed to be looking after the interests of existing residents not acting as lackeys to the development company, who will profit from our misery. Development to enhance our environment and bring benefits of the 21st century are to be welcomed but not this ill-conceived plan to drag us back to the era of Grenfell Tower planning.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ivor Mason

Address: 89C Teignmouth Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1/ Facilities like B&Q are needed locally, to reduce car travel. So knocking it down can't be correct for the stated desire of Barnet to lower emissions.

2/ The proposed blocks are monstrosities visually. Also how is the area going to handle the extra traffic required for the residents of the blocks. They all may not have cars but will require Taxi's to carry them around some of the time, increasing traffic again on the A5, which is already a bottleneck.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cricklewood Town Team

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the reduction in height of the tallest building from 25 to 19 is a move in the right direction. It is still double the height of any other building in the area. The high density buildings will overwhelm the centre of Cricklewood. The impact of this massive building on the environment, the neighbourhood of Brent and Camden cannot be overstated.

As a Town Team representing the residents and businesses in Cricklewood, we appeal to the planning officers to ensure that all objections to the development submitted over the past year are included in the review of this minor amendment. As there has been no advertising, nor notices around the area, there is no way that this revision can be reviewed without taking all objections into account.

The Town Team would welcome a broad discussion with all the developers and planning officers to develop a broad plan for Cricklewood which would help to meet residential needs but remain in keeping with the historic nature of the centre of the town.

The Cricklewood Town Team. 12 July 2021

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Zahra Qadiri

Address: 27 Nant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to reiterate my objection to the proposal. The fact that the application has reduced the maximum height of the towers from 25 to 19 and the number of units by 50 is laughable. This is still not an acceptable building development for the area.

1. It is too high density. This will bring an influx of 1000s of people.
 - a. The area will not be able to cope.
 - b. It will bring an increase of pollution, traffic, overcrowding, public transport will be stretched.
 - c. Existing facilities will not cope. The area will need new schools, doctors, dentists, opticians etc.
2. The maximum height of the buildings should be 5. Very tall buildings will be totally out of keeping with the area. It will be an eyesore. Existing properties and residents will be overlooked.
3. I understand the need for housing. Housing should be affordable. Residential units should be built so they are affordable to the current residents of Cricklewood.
4. There should be more green and open space. A communal area for residents of the new development and a green space for the general public.
5. There should also be a provision for public parking. Currently, the public who want to shop in Cricklewood and patronise the facilities, park at the back end of the B&Q car park. With this loss of parking people will be unwilling to do their shopping in Cricklewood and the local businesses will suffer.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Tina Clabby

Address: 34 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the properties proposed are too high & disproportionate to the rest of the neighbourhood. The density of the development will bring more traffic and strain on public transport. The traffic is already causing jams & pollution without the increased high density proposal on a relatively small footprint. Outside of lockdowns/restrictions it is difficult to get on the Thameslink at rush hour due to overcrowding and this will exacerbate the situation. Consideration should be made to people already living in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr J OSullivan

Address: 39 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The concerns raised in my previous objection are all still relevant and have not been addressed by the minor amendments.

The bulk, height and massing of the development is far too excessive on surrounding areas. Loss of privacy and adversely affecting peoples enjoyment of their own amenity spaces due to the height of buildings still persist with these amended proposals.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Raymund Keane

Address: 5 Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I originally submitted an extensive comment the majority of which does not appear to have been addressed by the amended application reducing the residential units by 50. I do not have the energy or time to restate the many objections contained within my original comments - suffice to state that the enormity of the development, taking into account the current developments (Brent Cross south; Matalan; rear of Cricklewood Lane; Child's Hill (former Nisa store) plus others that do not come to mind) and recent developments (Hendon Football Ground; Edgware Road (north of Lidl); Former Dairy Express site); Former Cricklewood Trading Estate; Cricklewood Production Village on Cricklewood Lane (adjacent to Virgin Health Club) plus other smaller developments (Dersingham Road) and others that do not readily come to mind, and future developments (recalling the stalled application for the Co-op corner site (corner of Cricklewood Lane and Cricklewood Broadway), the upshot is a lack of coordinated planning across the three boroughs (Barnet, Brent and Camden) that can fully take on board the seismic changes to the Cricklewood area and the need to ensure support and ancillary services are fit for purpose (schools, health facilities transport - to name but a few).

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Naushaba Qadiri

Address: 27 Nant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to this proposal because it is bad. there are too many flats. the flats are too high. the area will be more crowded and busy. too much pollution and traffic. health and safety will be not safe. there are no high buildings so it will look bad. no green space for residents where they can do activities. no parking for shopping.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr alan warren

Address: 17 anson rd London london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new proposals are still far too high rise to fit in with the character of Cricklewood. The infrastructure is also inadequate to cope.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Marieke Hoekstra

Address: Champion Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments still stand (too much strain on current infrastructure by local increase in population; also causing a health hazard because of increased traffic in an already heavily polluted area). Taking off a few storeys does not significantly affect the increase in local population and therefore my comments still stand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kirsten Miller

Address: 27 Gratton Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am opposed to the proposed development. The buildings are simply too tall and the population too dense for the character and amenity of the neighbourhood.

Please ask the applicants to reconsider and submit a very different proposal with much lower buildings and population density.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Susan O'Reilly

Address: 7 Crossway Chesham Bucks

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development will impact the area very negatively. It is way too high - 19 storeys is not in keeping with character of local housing (I understand the tower blocks at the end of Claremont Road are being knocked down so why replace these elsewhere?) . The local infrastructure is already at breaking point - pupils and families in my school are waiting lengthy times for dental and medical appointments. A further 1050 residential units would negatively impact this. The traffic in the area is very bad - huge congestion in surrounding roads and cannot cope with anymore. Our school is at maximum capacity and I cannot see where the school places for extra children from 1050 residential units would go to.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr bilesh joshi

Address: 9 mapesbury road london

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposal brings much needed residential accommodation to the area. London has an acute shortage of decent homes and this development will assist in delivering these.

The scale of the development will allow for a complete transformation of the area and rejuvenate a plot that has become tired. Investments of this scale and value do not happen often and should be encouraged and their journey made seamless.

My concerns are the loss of retail that the local area has come to rely on. High floor area retail is in short supply but this could be mitigated by more online supply. Nevertheless large budget items need to be seen and touched prior to purchase.

My other concern is whether this will be for owner occupation or rental. Also with the race for space and the increase in home working will the development truly sell? This is a decision for the developers but for the neighbourhood this must be supported.

The reduced height should be supported so that a monstrous white elephant is avoided.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kate Watson

Address: 44 olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the revised plan as the new proposal still includes buildings that are significantly higher than the surrounding area which are comprised of 2-3 storey buildings. The proposed development will overshadow existing, conservation-area housing (The Terraces) and areas that were developed for the community via an Outer London fund grant (the town square and Kara Way pocket park) to improve community health and wellbeing.

And, due to the height of the buildings, homes in the area will lose privacy in their gardens.

In turn, the number of proposed units and residents will put added pressure on local services, walkways and roads.

The designs of the buildings are also not in-keeping with the surrounding area. There are also no other buildings within a significant distance that are of similar design and structure.

2-3 storeys would be an acceptable height. I have objected to this development a number of times and will continue to do so until plans are submitted that show buildings of significantly reduced height.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Narmin Mohammadi

Address: 39 Mapesbury Court 59-61 Shoot Up Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the construction of such tall buildings. 19 storeys is too high; the tallest buildings are still over twice as high as any building in Cricklewood. The height of the tallest buildings must be reduced to no higher than 10 storeys.

In addition, the current infrastructure of Cricklewood will not be able to cope with the influx of new residents.

Finally, the number of residential units means an increase in the number of cars in the area leading to further pollution when we are facing a climate emergency.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Kermisch

Address: 32 Mpaesbury Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to strongly object to the revised planned development to the B&Q site. The reduction of floors to 19 is wholly inadequate and fails, along with all the other revisions, to take account of the significant concerns already stated about this development by myself and others. The height, scale, scope, footprint, and resource demands of this development need to be scaled back dramatically. My prior comments about resources, traffic, parking, overload to the local area, transport, parking, traffic, policing, utility and other issues remain. The development will ruin the area, and surrounding boroughs. The changes proposed have done nothing to address all the concerns of residents. REJECT IT.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Eaton

Address: 47 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned development will be an overbearing eyesore. The 'revised' plans reduce the number of units by less than 5%.

The towers will be simply too tall; they will dwarf the surrounding area. The housing density is excessive. And it comes on top of the existing large scale developments in Cricklewood.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr J C

Address: 103 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is absolutely no need for this development to go ahead. If B&Q and Pound scratcher were to be demolished for the sole purpose to line someones pocket is ludicrous. If they are demolished ALL!! Commuter tourism (people who live close enough but come to Cricklewood for b&q but visit the other shops) will fall to almost 0% as there will be no where to park destroying the trade for all the small business in the area.

Also putting far too much strain on the already overly populated area, too much demand on the already extremely congested public transport links. ALL For the purpose to line some far cats pockets which already would be lined as they have the money and investors to propose such lunacy in the area.

Cricklewood is already too populated and the additional populous would be too much for the infrastructure to cater for.

I strongly object to any and all development plans at the Cricklewood B&Q site

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kimberley Nkosi

Address: Longberrys London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to the area already being over crowded I object to this development being built, this will bring even more strains on services, producing more traffic which in turn causes more pollution within the area.

The schools are already over prescribed which has a knock on effect with the level of teaching and needs of the children.

The development itself looks like a complete eyesore.

This really should be about the greater community that already reside here, and looking at ways to better support a community that is already suffering not adding to it which puts a strain on everyone.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Femi George

Address: Flat 32 Vernon court Hendon way London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live within a couple of miles from proposed development. It will overwhelm all facilities in the area. Traffic will be a major problem. Carbon emissions already a problem when walking my son to school. The air quality is already very poor and my son ends up coughing and wheezing. The schools are already full and there isn't a lot of green space in the neighbourhood. Area is already quite built up. A bit of an urban jungle I cannot imagine explosion in density if the development goes ahead. There's only Hampstead school as a secondary school serving a very large area.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kelly Sheehan

Address: 24 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is such a small area to put such huge flats in. There is a lot of people in Cricklewood as it is and so congested ie pollution, the shops are so busy as it is and crime is already high. Its the wrong place to have such high rise flats, Cricklewood is a small place, plus there is already a new development being built just up the road by Brent Cross, this will cripple our small town.

Please leave Cricklewood as it is and put them somewhere else

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jacqueline Pelham

Address: 5 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite a relatively minor concession in the height of the tallest block, the gist of my original objection remains:

We on live in the North East of the Mapesbury Conservation Area, just off the A5 and adjacent to the Brent/Barnet/Camden borders, less than half a mile from the site of the proposed development. I am a member of the Mapesbury Residents' Association Committee and of its Planning Sub-Committee

1,050 'residential units' will still mean a minimum of around 3,000 people living there. The traffic on the A5 is already horrendous and the pollution dreadful. We note that parking spaces are limited to 110 (how will these be allocated? Plus there is free parking nearby at certain times), but there will be hundreds of delivery vans on a daily basis driving up to the site making the congestion and pollution around the A5 totally unbearable.

The thousands of people living there will need schools, GPs, hospitals and infrastructure of all kinds. Brent and Camden will have to deal with the inevitable overspill.

The actual buildings would be overbearing, visible from far and wide, and are totally out of character with the surrounding townscape. A real 'blot on the landscape'.

The over intensity of use is also a matter of concern. Cramming this number of people into such a small area is likely to lead to serious social and mental health issues

And alongside all this, we have the new Brent Cross Town, just up the road, with 6,700 new

homes. Meaning an additional 20,000+ people jammed into a few square miles alongside the 3,000 on this site. Not to mention the proposed development on the Matalan site. Living in Cricklewood will become unbearable and unsustainable and this current proposal will be a major contributory factor.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Francesco Morrone

Address: Flat 2 364a Cricklewood lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will generate massive traffic. The area is already saturated, no parking no efficient infrastructure. Scale it down and consider wide usable communal space instead

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Dr Miltiadis Mavrakakis

Address: 18 Chiltern Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an excellent development which will provide desperately needed housing and a green space at the centre of Cricklewood. Removing the B&Q site and associated traffic is an additional bonus.

I fully support the proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claire Hewitt

Address: 4A Coverdale Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Without doubt from the social, aesthetic and planning perspective this development, cramming so many households within the site and minimal green space is a disaster and example of corporate greed and Barnets submission to it. Nothing much changed. 25 to 19 stories is cynical irrelevance when the whole project will distort Cricklewood for generations. The Colindale development is more humane and I assume profitable for its developer. 12 storeys at most and more green space and Barnet councillors when they occasionally pass Cricklewood it will not have to hang their heads in shame.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Arvin Patel

Address: 119 Cheviot Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is very intensive for the area. It will mean a lot of congestion. The three tall towers with very little parking. The road infra structure will not be able to support this development. traveling from Cricklewood Broadway to Claremount Road and Golders Green will become impossible with the additional traffic generated.

The whole development project is not in keeping with the environment of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Bucker

Address: 193 The Vale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just seen a picture of the proposed development, and I find it utterly ridiculous that this development should even be considered.

This development is completely out of keeping with the neighbourhood. Clearly, whoever thinks this is acceptable with regard to infrastructure and traffic and consequent impact on the area has absolutely no regard for the local population. That the council could even consider this is an outrage.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Helen Dorey, MBE

Address: Top Flat 69 Dartmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These tall towers are completely out of scale and utterly inappropriate in Cricklewood, a low-rise suburb. Furthermore they will be visible from a number of neighbouring conservation areas, including the Mapesbury Conservation area and have a detrimental effect on the setting of many historic buildings. They will intrude on our view over rooftops and while we all know there is a need for new housing we also know that this development is for commercial gain and profit and is not to do with providing desperately needed homes for families. The number of units is far too high and will lead to further overwhelming of already busy public transport (bus, tube and trains) and local roads. Tall buildings blight the areas around their base creating wind tunnels and a horrible environment and I see no evidence that this development will benefit our local area. There is no unified plan for Cricklewood and it is shocking that developers are being allowed to get away with such hugely out of scale commercial developments as a result. I urge Councillors to reject these plans and insist upon appropriate low-rise, less intensive development with parkland and gardens which will benefit families and the environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Yvette Blumberg

Address: 99 Geary road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These tall towers are completely out of scale and utterly inappropriate in Cricklewood, a low-rise suburb. Furthermore they will be visible and dominate the skyline and have a detrimental effect on the setting of many surrounding historic buildings. They will intrude on our view over rooftops and while we all know there is a need for new housing we also that this development is for commercial gain and profit and is not to do with providing desperately needed homes for families. The number of units is far too high and will lead to further overwhelming of already busy public transport (bus, tube and trains) and local roads. Tall buildings blight the areas around their base creating wind tunnels and a horrible environment and I see no evidence that this development will benefit our local area. There is no unified plan for Cricklewood and it is shocking that developers are being allowed to get away with such hugely out of scale commercial developments as a result. I urge Councillors to reject these plans and insist upon appropriate low-rise, less intensive development with parkland and gardens which will benefit families and the environment.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Malgorzata Nizio

Address: 107 Ivy road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 1 of 2

At last a tiny step in the right direction with the 6 storey reduction of the tallest tower. Hooray!

No reduction in the height or density of all the other very tall towers. Boo!

If the whole redevelopment issue were not so serious, possibly even tragic, this saga would be like a very bad pantomime.

Almost every comment from the public about this application deplores the density and height of the proposals, and many put this down to developer greed allied with Barnet Council's indifference to the Cricklewood area. The reality is that Barnet's own 'Preferred Approach' document dated January 2020, part of the as-yet unadopted local plan, specifies an indicative residential capacity of 1007 units for the B & Q site, with a potential for tall buildings and significant intensification. Thus any potential developer is being encouraged to bring forward proposals that are much denser and taller than the existing surroundings and, unsurprisingly, Montreaux have been happy to comply. Is this greed or mere opportunism?

Barnet's figure of 1007 units comes from their defining the location as 'Central', which leads to the very highest density allowed anywhere in London as designated in the 2016 London Plan

produced by the London Mayor's Office. The appropriate location designation for Cricklewood is 'Urban', leading to the density accepted for the adjoining Co-op site redevelopment, and the Matalan site on the Brent side of the Broadway. On the 'Urban' basis, the maximum number of units for the B & Q site should be 650-750, depending on the mix of flat sizes.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Roshan McClenahan

Address: 4 Gratton Terrace London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous criticisms still stand.

Reducing the floors by a miniscule amount does not make a significant difference.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Stone

Address: 4 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development of 19 stories will be a blight on the local community for the following reasons.

- 1/ The buildings will dwarf their surroundings and will form a hideous out of context skyline.
- 2/ Block the morning sun from the back of our house.
- 3/ Become a local symbol of greed and profit over environmental quality and community cohesion.
- 4/ Too many dwellings in an already overcrowded neighbourhood.
- 5/ Provide minimal improved infrastructure so support the expansion of population.

A more realistic height for the buildings would be a maximum of 5 stories.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 2 of 2

On building heights, Barnet's own Tall Building Update 2019 specifies a maximum height of 14 storeys for Cricklewood town centre, unlike Brent Cross South and West where taller buildings are sanctioned, so almost all of the proposed B & Q site buildings are too tall. Any building of 15 storeys or more are classified by Barnet as Very Tall Buildings, and none were envisaged by Barnet for Cricklewood. The planning officer's assessment for the adjoining Co-op site mentions the 9 storey block recommended for approval acting as a barometer for future buildings on the B & Q site.

Understandingly the Government and Mayor's Office are keen to build as many housing units as possible, but all the guidance stresses this should not detract from the nature of surrounding places and the quality of life of those living and working nearby. The tallest existing/recently approved buildings in Cricklewood are 9 storeys high - there is no logical reason for new buildings to be any higher, in an area predominantly 2-4 storeys high.

This objection is couched in technical terms for which as a retired Architect I make no apology. Barnet Council is failing its residents by suggesting a higher density than is appropriate for the

area, and then ignoring their own height guidelines when discussing the developer's proposals over many months behind closed doors. The appearance of the buildings is largely irrelevant at this stage as this is an outline application to get approval for massing and heights.

This is my third comment on the proposal and my previous comments still apply. Now that the "Landmark" building has had its head chopped off, Barnet should do the right thing by asking Montreaux to withdraw their application and open new discussions, preferably with some meaningful community consultation, on a much smaller scheme more appropriate to the historic centre of Cricklewood. All local residents, both current and future, deserve a better redevelopment than this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Bharat Tandon

Address: 11 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development must not be allowed to be of this kind of height, even in this revised version. For one building to be a little shorter makes no difference, considering how significantly the height of the whole development would impact on the whole area. I object in the strongest terms to this development in its current form.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Henderson

Address: Flat 5 176 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is ridiculous. The towers would be far too high and are completely out of keeping with the surrounding neighbourhood. The local infrastructure is completely unsuitable for the number of new residents that would result if the development proceeds. I am all for positive development which enhances the neighbourhood, but this is not that. I strongly oppose it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caty Delmont

Address: 12 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still concerned about the height of the building, the impact on the surrounding area aesthetically also I believe that Cricklewood is already packed with people and the roads are pavements impassable. The air on the Broadway is already one of the most polluted parts of Brent. More cars, more coming and goings = more pollution. Where will they all fit in?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rosalind March

Address: 12 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hardly 'revised' plans . A concession to 19 instead of 25 blocks high . Massively high decimating the whole area . Reducing Cricklewood to a featureless surreal landscape with no thought of the effect on residents., businesses and the life here particularly in the Terraces. All my previous objections still stand . Houses will be darker and there will be an awful 'view'. That is no view absolutely ghastly . It looks ugly and does not belong in this part of inner London which has wonderful Victorian history and architecture .

I cannot imagine there will be a call for this sort of housing reduced by 50 units in the new plans anyway . People are looking for space particularly outside space . This kind of development is outdated before it is started . Create something beautiful please which will enhance our lives not ruin it !!

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Whitworth

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident at the Railway Cottage I must stress that my previous objections still stand. The buildings are far too high for the many reasons stated in previous objections. The small change to one building by the developer is totally inadequate and does not address the many problems that such inappropriate tower blocks will cause for the Railway cottages and the whole surrounding area.

To summarise:

The buildings are too high.

They will dominate the entire area and ruin the character of Cricklewood.

They will impose on this conservation area and its important role as a green oasis in the city.

They will affect views for many people.

They will hugely curtail light to residences.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Estelle Bray

Address: 32, Downs Avenue Downs Avenue Pinner

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Access and Congestion

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms philippa marx

Address: 88 olive road cricklewood london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The building height is out of proportion to the rest of the neighbourhood

The local infrastructure cannot support the number of proposed residences

Pollution for the residents there will be lethal

There is not enough social housing included in the proposals

The scale of the building does not take into account the mental well being of residents with such inevitable alienation

This looks more like greedy developers

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ramsay Wood

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My two previous objections remain firm as I suspect do those of most other local previous first and second-time objectors. We are not the among the Developer's paid professionals engaged to submit a steady gamesmanship stream of inconsequential amendments designed to dilute previous huge negative public feedback to this unwholesome project.

I expect that very few of any previous silent objectors have changed their minds, a fact impossible to determined unless an independent random poll is mounted, approved and paid for by some rare counterpart to the developer to question, say, a random sample of 200 now-silent of them.

Why not ask Tim Harford of Radio 4's "More or Less" to adjudicate? Meanwhile Objection Exhaustion sets in and the Developer's hirelings can crow that their minor twiddles are effectively approved because there's now dwindling negative public feedback.

ALL the developer's buildings remain far too high to nestle comfortably within their existing neighbouring community. Even Brent's upcoming Matalan plan set its height limit at an ungainly 9 stories. Thus our developer's gamespersonship of attempting to dilute local objections should be robustly ignored by the Planning Committee. Make Barnet match Brent at a compromised 9 stories maximum height in Cricklewood.

Consider too that the emerging likelihood of repeated pandemics increasing the surging trend of urban exodus. If it's easier and perhaps safer to work remotely online from the county (as reflected in rising country property prices) why battle the trend by risking future empty nests too high in the sky?

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Case Officer: Carl Griffiths

Customer Details

Name: Mr William Walmsley

Address: 3 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All of my previous objections to this development still stand. The proposed buildings are FAR to high - 5 storeys is an absolute maximum as far as I'm concerned. This is a money grabbing exercise with no care for the local community shown at all. Please reject this wholly inconsiderate proposal.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Rezan Choudhury

Address: 31 Jeymer Avenue Willesden Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Dear Planning team,

I object to this planning application, Cricklewood is very busy and with the Hampstead School nearby the last thing we need is more developments of homes in this area, the area is already highly crowded, there are times that i have to walk on the road as the pavements are full of people.

this new development will increase over crowding and make it very unsafe for us residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Carol Broughton

Address: 79 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised proposal merely tinkers around the edges of the original and does not address the concerns raised. The development remains too big, too intrusive and lacks the necessary infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Magdalena Czerwinska

Address: 31 a Chichele road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic is already horrendous in here !

Please ,people think pollution ! It will be so bad !

Also , my garden will have no sunlight !

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julie Gourgey

Address: 26 Ranulf Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:a) The impact of the number and height of the tall buildings is completely out of keeping with Cricklewood which is Edwardian/Victorian in character.

b) The density of the units is inappropriate in a suburban environment and will destroy the human scale of the area. Add to that the emerging likelihood of repeated pandemics.

c) The loss of light to the existing (and especially the Railway Terraces C will severely decrease the quality of life.

d) The visual dominance of the proposed height and number of the tall towers and buildings will destroy the character of this part of London.

e) the increase pressure on local resources, increase to traffic (already at breaking point) will make life unbearable for local residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Faulkner

Address: 17 Gratton Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to reiterate the very strong objections I have already made and which are posted on the LBB's Portal. I shall add one or two additional points.

The reduction of the tallest of the proposed towers from 25 to 19 storeys is nowhere near sufficient to make it remotely compatible with the other tall buildings in Cricklewood. For example (and this is a point not included in my original objection) the tallest residential high-rise block, Ashford Court is 8 storeys high. It is in Brent, but very close to the B&Q site and can be seen from the A5. A building rising to the height of 9 storeys on the B&Q site would dominate the skyline on Cricklewood Lane and the surrounding neighbourhood. One rising to 19 storeys is totally unacceptable. Something closer to 10 storeys is at the limit of what would be acceptable. I want to make clear as a resident of the Cricklewood Railway Terraces for 45 years, that never before in all those years has a planning application so totally inappropriate to the existence of our cherished conservation area been made. Not only (for reasons fully stated in my earlier objection) is it inappropriate; it is profoundly insensitive and arrogant of the applicants to imagine that they can get away with it. To imagine that the reduction to 19 storeys would dupe us into accepting this as a magnanimous concession, insults our intelligence. We live in a LBB conservation area of Victorian cottages of a character possibly unique in London. Anyone with the slightest awareness and concern for such a cherished and nurtured environment would understand immediately that to build a massive high-

rise concrete conglomeration of this size and towering height, would never be accepted to the local residential and commercial communities. This objection has nothing to do with 'nimbyism' or opposition to residential buildings. There is a desperate need for more social housing. The objection is to THIS particular development in THIS particular location.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Amber Gimblett

Address: Flat 5 Robinson court Handley grove Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to any of this new buildings as there is no need for them when we already have all the new building work going on at the end of Claremont Road, putting this many flats in cricklewood will over Populate the area add Pollution and endless traffic witch we already have.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Jones

Address: 35 Blenheim Gardens Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to my objection to this development submitted 30/05/21.

All points previously made remain valid.

In addition I wish to add that we all know this is the tactics developers adopt. Over ask then make "concessions" which results in what they realistically think they can get away with.

Well it looks like the people of Cricklewood will not be hoodwinked and feel very strongly about this development.

This whole proposed development will forever alter the character of the area. Rethink and come back with something that will enhance the area.

Hi-rise living is for the city centre: New York, Tokyo etc, not Cricklewood!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ramsay Wood

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous Oct 2020 objections remain as firm on today's Bastille Day as I suspect do those of most other local 10/2020 objectors. We are not among the Developer's paid professionals engaged to submit a steady gamesmanship stream of inconsequential amendments designed to dilute huge earlier negative public feedback to this unwholesome project.

I expect that very few among Oct 2020's remaining silent Objectors have changed their minds today, July 14th. But this contention remains impossible to determine unless an independent polling of any Oct 2020 Silent Ones can be mustered, approved and funded by some rare moral counterpart to the developer. What's needed is a statistical benefactor who questions, say, a random sample of, say, 200 the Still-Silent among us.

And why not ask Tim Harford of BBC Radio 4's "More or Less" to adjudicate the result? Meanwhile Objection Exhaustion sets in and the Developer's hirelings can crow that their minor twiddles are effectively approved because there's now a dwindling degree of negative public feedback.

ALL the developer's buildings remain far too high to nestle comfortably within their existing neighbouring community. Even Brent's upcoming Matalan plan set its height limit at an ungainly 9 stories. Thus our developer's gamespersonship of attempting to dilute local objections should be

robustly ignored by the Planning Committee. Make Barnet match Brent at a compromised 9 stories maximum height in Cricklewood.

Consider too that the emerging likelihood of repeated pandemics increasing the surging trend of urban exodus. If it's easier and perhaps safer to work remotely online from the county (as reflected in rising country property prices) why battle the trend by risking future empty nests too high in the sky?

PS

On 8/10/2020 five public Support votes existed for this project. Today that ration is 43 Supports and 1921 Objections or 2.2% Oddly no Support comments can be viewed via Barnet's site. Why? They could in October 2020!

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Teresa Solomon

Address: 46 Chatsworth Road London, United Kingdom

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to this application.

- Reducing the tallest building to 19 storeys is a move in the right direction, but it is still far too tall for the area.

- These towers would still be far higher than anything else in the area and would still be dominating and oppressive. Reducing the highest to 9 or 10 storeys would be more in keeping.

- The density of this development is inappropriate for this area. With these latest changes it remains too large and dense a development which will overshadow the surrounding area

- There is still the issue of the negative impact it will have on the traffic on the A5

- There is still the issue of the negative impact it will have on the local infrastructure, which has not yet been addressed

- There does not seem to be a provision for community facilities or for green space for the residents.

- This development is out of all scale with the surrounding areas and needs to be seriously reduced in scale and density so that it does not have a detrimental and oppressive impact on all the surrounding areas, communities and amenities.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maggie Drinkwater

Address: 33 Cloister Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It looks quite better than did before but still not the same as the good old days

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Donagher

Address: 29 Randall Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood is already packed with traffic problems. Can you please not add to it! As we have all said before, this high rise buildings are completely out of fashion with the Cricklewood landscape and they will stick out like a sore thumb. We do not want them as you can see by the objection scores, and you wont get away with just slightly amending this plan each time to open a new case. Why is every developers solution just throwing new flats into an area? If you really wanted to help, you can design something for the people already living here to do.

By knocking down areas of entertainment and shops, and adding more people into the area with flats and not replacing areas of entertainment, you increase crime! How densely populated does Brent have to be before the council realises this is the issue? It's not that hard, here are some examples: a bowling alley, a dance hall, crazy golf. Can the council please look after its residents for once?

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona Colgan

Address: 19 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find it disappointing that the developers have made so few changes to these plans despite the feedback they have received from many people in the community. This does not bode well, Pocket Developers on Oak Grove and Argent developing Brent Cross South have sought to respond to community concerns with their developments. Reducing the height of one tower from 25 storeys to 19 storeys is not sufficient. I oppose so many tower blocks of 16-19 storeys. All of my original concerns in my original objection still hold. Design in terms of bulk, position of buildings (on top of a mind so adding height) and their negative effect on the surrounding area are of huge concern to me. These buildings will tower over and dominate my road of 2-3 storey Victorian houses. They will overlook and invade my privacy and add to the nightmare of traffic on Cricklewood Lane and in the Groves. I do not believe none of these households nor their visitors will have cars. Where will they all park? Barnet, Brent and Camden offer no amenities or services to the existing residents of Cricklewood so how will all the new households needs be met. The centre of Cricklewood is being turned into a building site and Barnet has no overall plan for the local area. The Galtymore site is still not built on, one the Co-op, health centre site is gone and then B&Q is gone, where do we shop, work, receive services? This developer cares nothing about that, Barnet cares nothing about the 'heart of Cricklewood'. This plan does not provide the public realm nor green space we need, it just seeks to exploit the B&Q greenspace by piggybacking this oversized, too dense, greedy development onto our B&Q green. Please reject this development and invite a

reputable developer who will build, buildings of 9 storeys or less in keeping with Co-op and Matalan proposed developments. Finally, the Cricklewood trains will not be able to cope with all the proposed passengers from this bloated, allegedly car-less 1050 home nightmare.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nardia Sullivan

Address: 172 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regardless of reducing the number of storeys on the highest tower block, this development will still overwhelm the townscape and put untold pressure on local facilities and resources.

I stand by my comments in objecting to the original proposal and following amended proposal - this development is not in keeping with the area and will suck the life out of local resources, including schools, doctors, dentists, transport services, waste management.

For the third time I firmly object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Goodrick

Address: 4 Tracey Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a low rise green area. These unsightly high rise flats will be visible for miles around, spoiling our area. There will not be proportionate investment in healthcare, schooling, sewerage, water runoff, public transport, and road space/parking. These flats and the people in them will just be a burden for the existing residents to bear. When we can't get our children in our schools or an appointment at the Gp.....And please don't pretend it won't bring traffic. You can buy a car for £100 per month; these people will have cars and park them and drive them and create more pollution and more congestion.

Barnet should put its developments truly in Barnet. Not on our doorstep. No one wants it. In 20 years time it will be a dump and you will have ruined our beautiful Willesden Green/Dollis Hill/Cricklewood in the meantime. Just for some money. Shame on you.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nicola Mann

Address: 2 Joy Court 38 Handley Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The tallest building will still be 19 stories, far taller than any others in this area. This will cause a loss of light to many of us living so near to this proposed development, meaning our homes will be dark for much of the day. Would any of the developers want to live somewhere that was dark and gloomy, or do they just expect us to?

The increase in people will see an increase in commuters. With the new station being built at Brent Cross it will be almost certain that getting on at Cricklewood will be harder to find a seat, with the amount of flats being proposed we will be crammed together like sardines - not how we want to travel now we are living with COVID, but even without COVID who wants the stress of packed buses and trains?

There will be more pressure on the infrastructure in other ways - it is very difficult to get a GP appointment locally within 14 days, it will get worse with more people registering at local practices, and especially with the loss of the walk in centre behind the co op.

We welcome some sort of regeneration of this area, but it has to put our quality of life first, not profit for a small few. What about building lower blocks, making sure there is social housing, a council run gym, a green space, a youth club/community centre? These are the things that will

benefit Cricklewood, not a scheme that will put pressure on existing residents, making life even darker and louder than it's become in the last 20+ years.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Henry Mason

Address: Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These tower blocks are still too high and out of keeping with the character of the local area. All the objections that I've made on previous iterations of this application still stand, namely: that the building does nothing for the wider Cricklewood community; that it is out of proportion and out of keeping with other buildings in the area; and that this is poorly integrated with the local area in terms of cycling, walking and green space. It is an eyesore and only a building with many fewer storeys, and greater provision of some sort of public realm improvements should be considered here.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nathan Mann

Address: 2 Joy Court 38 Handley Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to these developments even with the tallest building being reduced to 19 stories. It will still cause a loss of light to hundreds of us living nearby, sunlight is crucial to our mental health, we don't want to live in darkness.

Cricklewood doesn't have the infrastructure to cope with the services that will be needed to accommodate so many more people - schools, GP's, transport. Buses and trains will become even more crowded, they are busy enough already and as COVID has taught us it's not good to be packed together.

The pollution from the extra cars on the road will affect our health, especially given the Brent Cross regeneration just down the road.

By all means do something with the site, but something that benefits us not makes our community miserable and harder to live in

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lesley Levenson

Address: 7 needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks are still far too high and out of character with Cricklewood. This community does not need high rise blocks changing the nature of our area. They will bring traffic and more people into an already overcrowded area. Not to mention the highly crowded commuter trains. The height of the buildings is still a great concern.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Lily Korenhof

Address: 302 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Disgusting proposal that will ruin the neighbourhood I was born and raised in. Not appropriate at all for the location in terms of height and amount of tenants that greedy developers wish to fit into these new build flats. Area is already overcrowded and congested, the introduction of these towers will create a lower quality of life both for the existing neighbours as well as the new tenants of the property.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Glynis Rudge

Address: 133 Cricklewood Lane Child's Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is completely out of keeping with the area. The flats are far too tall, there is no communal space for trees, grass, playing area. It is squashed together and ugly. I object most strongly to this development. The area is over crowded now and the infrastructure just cannot take any more traffic, the schools are over crowded as are the local Doctors. Please think very very carefully about the building of such an ugly estate and think about the mental health of people living in these high rise buildings, and those living nearby who will lose amenities and light.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve McKernan

Address: 7 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The blocks are still too high and set a precedent. They are out of keeping for the area. They will add to traffic congestion.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sandra Mann

Address: 90 Cleveland Gardens Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the number of storeys won't make us change our minds - you probably always wanted 19 and started at 26 so when there was a protest you could appear reasonable. We're not fooled.

The infrastructure cannot cope with the extra people that this will bring to the area. GP surgeries are already struggling to cope, at this moment it is very hard to get an appointment within a reasonable time. Adding more people registering in the borough will make it even harder - serious illness could be diagnosed too late when we have to wait even longer to see a GP.

The bus and train network is already struggling with the amount of existing residents, adding another 1000+ will make it even harder to use it. Those swapping to cars will add even more pollution to the area. This is at a time when we are encouraged to be more green. This whole proposal goes against everything green and environmentally friendly.

The same for local schools - where are the extra children going to go?

Please use this site for something constructive, not for a proposal which will make Cricklewood a worse place for those of us who already live here.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Clive Williams

Address: 16a Mount Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Skyscrapers is not in keeping with the character of Cricklewood, and will do more harm than good. They won't even be affordable and will be an eyesore

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Olsburgh

Address: 56 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is still too large a development. The tower blocks are too high and out of keeping for the area. They will cast large shadows and be an eyesore. There is inadequate parking provision for that number of flats. There is inadequate local infrastructure for the number of people that you are proposing to house. The public transport is already at capacity. Cricklewood Thameslink has too few trains per hour and the new Brent Cross station is too far away. Cricklewood lane is already congested. The continued works have made it impossible for those living nearby to get to work and school by Willesden Green tube. Are you building more schools and medical centres to help provide for the vast increase in population. It is still too big and greedy a development

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Danielle Durban

Address: 54 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will impact the local area

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Deborah Stainer

Address: 23 Lisle Court Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks are still too high and it will cause more traffic in an already busy area. Also none of these are social or affordable housing so do not see how this benefits the community or area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fran Newell

Address: 33 Agamemnon Road Fortune Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This scheme is manifestly not better quality architecture, but is far too dense and high. Reducing the number of units by 50 and maintaining a height double that of blocks in Cricklewood Lane or th Broadway does not make it a marker for the town centre and the station, but rather creates a twilight zone with only one way in and out covered by large blocks which are too tall. The maximum height should be 10 floors not 19. And where, exactly, in the submitted plans and Cityscape's gloss, are details of the surgeries, lawyers, nurseries, cab offices, chemists and shops? Have local schools and community organisations been consulted as to the impact? And exactly how many units will be social housing, and who will manage them? There are too many unanswered questions for this inappropriately dense and high development to gain planning permission.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Zafer Aydindogmus

Address: 6 Pearl Close Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To many buildings in such a small space. These risers will ruin the cricklewood we know....

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ross White

Address: 117 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am strongly against the development of the flats on the current B&Q site in Cricklewood. The towers proposed are incredibly ugly and an eyesore, but more importantly -- they'll no doubt be hugely expensive and aren't at all in-keeping with the look of Cricklewood. The site itself is nowhere near big enough to house 5 high-rise towers. I'm also worried about the possible gentrification and loss of the areas' existing character and culture. Again, I cannot overstate how ugly these buildings are.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alexander Sarychkin

Address: 49 Esmond Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amendments are pathetic at best - still set to be an eyesore, still set to be woefully overcrowded, still set to blight the already unloved area with even more difficulty. Lowering from 25 to 20! It's a ridiculous attempt to ruin the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kirsty Hardy

Address: 23 Lisle court Cricklewood lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is ridiculous and will make cricklewood too built up! The development will outstrip the rest of cricklewood Broadway and make a huge shadow over it. It will also cause a lot more traffic and pollution and an unnecessary ridiculous amount of people which the local community will struggle to support.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alison Cossar

Address: 35 Hoveden Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected in October 2020, again in May 2021 and now in July 2021. My reasons still stand. Reducing the height of the tallest building from 25 to 19 stories will still leave residents with an eyesore more than double the tallest buildings in the area and does not follow Barnet's own guidance on tall buildings. There is no longer any social housing which was one of Montreaux's big boasts in the original application. We do not have the infrastructure in place to support an additional 1000+ units of accommodation. The traffic, which is already gridlocked, will become even worse with construction traffic and then delivery vehicles as parking is not being provided. There is not one thing that redeems this ridiculous ill thought out scheme. Why don't you build something within Barnet rather than blight Brent and Camden.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shiobhain O'Neill

Address: 26 Crest Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You are taking local residents for fools? The entire project is a complete eyesore. There has been no thought on how the local infrastructure will be supported or added to and the plans are totally out of step with the whole area, spanning Brent and Barnet. I understand as a developer you want to make money but at the expense of thousands and thousands of local residents?

Shame on you.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Veronique Lafontaine

Address: 39 Larch Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Height and density of buildings

Lack of green space

Lack of community space

Impact on schools, GPs and transport

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms alison Cossar

Address: 35 Hoveden Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected in October 2020, again in May 2021 and now in July 2021. My reasons still stand. Reducing the height of the tallest building from 25 to 19 stories will still leave residents with an eyesore more than double the tallest buildings in the area and does not follow Barnet's own guidance on tall buildings. There is no longer any social housing which was one of Montreaux's big boasts in the original application. We do not have the infrastructure in place to support an additional 1000+ units of accommodation. The traffic, which is already gridlocked, will become even worse with construction traffic and then delivery vehicles as parking is not being provided. There is not one thing that redeems this ridiculous ill thought out scheme. Why don't you build something within Barnet rather than blight Brent and Camden.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sonja Nerdrum

Address: 6 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have objected more than once to these plans.

The towers are still much too high, about three times the height of buildings in the area

The number of dwellings/occupants is still unsustainable with regard to transport, schools and doctors.

This is an unsympathetic, overdevelopment which will overload local services and do nothing to enhance the area and improve the life of its people.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Claire Partington

Address: 35 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My two previously submitted objection comments still stand. I am submitting this additional objection due to the reduction in height of one tower.

The proposal is still too high for the area and only one tower has been reduced, so the development remains too dense and too high. It will tower over and shadow existing communities. Invading privacy and blocking light for the flats to the East and Railway Terraces to the West of the site.

The outside spaces are insufficient for the density of the development, putting pressure on the tiny public play area at the end of the Railway Terraces.

Amenities in this southern tip of Barnet are inadequate for such an enormous influx of residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Allen

Address: 49 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Skyscrapers are not appropriate in Cricklewood; there is not the infrastructure to cope with a huge influx of residents. Traffic is already gridlocked for most parts of the day. If residents are not allowed cars the area will be overwhelmed with homedelivery vehicles. In the original plan there was a proposal for 30% of units to be affordable housing. Is this no longer the case?

Reducing the height of the tallest building from 25 to 19 stories will still leave residents with an eyesore more than double the tallest buildings in the area and does not follow Barnet's own guidance on tall buildings.

This proposed development is completely out of character for Cricklewood. The developers and Barnet are trying to link the area with the Brent Cross South development and the 2 areas are completely different. One is a brand new brown field development and the other established inner London area where existing buildings are no more that 3 or 4 storeys.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gemma Zielinski

Address: 13 Sandifer Drive Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to so many properties

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Francine Harper

Address: 34 Gratton Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In my personal opinion this development is too big and too tall and not in sympathy with its surroundings. The Railway Cottages which are a conservation area will be dwarfed and a large element of their privacy removed as the new buildings will be visible from the Terraces and will have a great impact on the people already living here. There has been no consideration to build in keeping with the area whatsoever and these huge modern blocks will look totally out of place and change the look and the feel of the area forever. This area has already been greatly changed with the presence of HMO's and other buildings not to mention all the developments going up along the A5 again impacting the Terraces. Plus the current infrastructure which is already stretched will not support the impact of thousands of new people. And there will be many more than is estimated by the developers as the new tenants will be tempted to share their dwellings in order to pay the rents which I am sure will not be truly affordable. The people already living in this area are being sacrificed on the altar of commercialism and greed and without any thought for their welfare. I know housing is needed but it could be designed and built in a more imaginative way to better fit the current surroundings. We all bought our houses here for the peace and greenery provided by the Terraces and the feeling of ageless peace but this is now being shattered on a daily basis. There needs to be a radical rethink about how this area is being developed and not just whacking people in to small areas because there are convenient rail and bus links which will be massively overcrowded. And lastly who is going to police the open spaces these developments will have. We

already have ongoing problems with drug use and people misusing the local playground and the residents living near to that are on top of it all the time. Who is going to be on top of the new open spaces or are they just being left to chance?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Jill Rixon

Address: Flat B 9 Keyes Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This 'new' application is very little different from the last one, reducing one of the blocks a little in height. The plans remain a desperate overcrowding of the site, and totally out of keeping with the surrounding buildings in Cricklewood.

Since many people are now looking to move out of London since the pandemic and the rise of Working from Home, it is by no means certain that this development will ever be fully occupied. It does not provide the much needed social housing, and it will be a burden on local services, including doctors' surgeries.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kiya Gervis-Bennett

Address: 23 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I am signing against this building. The proposed development will have a devastating impact on this community. We do not have the resources for yet another building project, let alone one of this size!

It is not fitting with the landscape of the area and will create a literal shadow over the surrounding buildings. This community does not want it and there is not enough space, schools, GPs or supporting infrastructure to accommodate that many new residence. Do not allow planning permission.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ellen Alexander

Address: 30 Caedmon London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Puja Patel

Address: 28 Temple road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We don't want high rise flats in Our Cricklewood. There is nothing this high. Roads are already congested. We don't want to encourage more high rises by building these. Please do not build.

Please do not build. Please do not build.

Please do not build. Please do not build.

Please do not build. Please do not build.

Please do not build. Please do not build.

Please do not build. Please do not build.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Julia Manteghi

Address: 51 Wotton Rd Cricklewood0

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Here we go again. The blocks at 16 storeys are just about acceptable but as mentioned before this high density housing will overwhelm the local infrastructure. No provision for what is really needed which is affordable housing.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Lee

Address: 5 Horton Ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is Cricklewood not New York. Allow this to happen and before we know it every which way will be high rise buildings!

This proposed development does not suit the surrounding area. Just take a look at what's happened to Colindale!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs clare hudson

Address: 7 meredith avenue london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These buildings are still far too high and completely out of character with the surrounds area.

They will house too many people without the amenities to support them.... not enough doctors surgeries, schools or parking. The roads in this area are already congested and this number of extra vehicles will make the pollution much worse.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Jasmin Duffy

Address: 7 Galsworthy road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to these buildings. Far too much in the area and to start building high risers too the area is getting worse as it is. Why do you not build things for the community instead of these flats so wrong

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Robinson

Address: 59 oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is still far too tall and high density for this neighbourhood. Totally out of keeping with the location.

Still no affordable housing or provision of adequate amenities

Object

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Shauna Scott

Address: 59-61 Oak Grove Flat 11 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too tall, too overpowering and will add to overcrowding in the local area.

The proposed development goes AGAINST your own planning principles. There is no affordable housing, no medical facilities and would add to the already overcrowded transport for Cricklewood railway station.

The proposed height of the buildings breach Barnet's planning frameworks and policies, from the Cricklewood Brent Cross and West Hendon Development Framework and last year's Tall Buildings Update and the policies referenced in those documents.

I whole heartedly object this development and the fact that this consultation period was not even advertised to your own constituents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Liam Edger

Address: 52 Caddington Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The visual impact is underestimated in the submitted documents unless the developers are planning to make the high rises blue wire framed and sky coloured.

The health assessment noted that GP services are already overcapacity for the average pts/GP so additional 1050 patients is likely to make access to health worse from 2025 when the building work is slated to be completed. This is on top of the projected population increase for the area in the next 4 years.

Child's hill area is also over the average for population density at present, so this development will have a detrimental impact on the quality of life for residents in this borough.

Not in favour of this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Giulia DAngeli

Address: Flat 27 Chartwell Court 151 Brook Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please stop building ugly towers in the centre of our beautiful Cricklewood. You might want to try building something more useful to our society, like a library or a clinic.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nick Malone

Address: 71a Olive Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal of multiple tower blocks in Cricklewood is absurd. The buildings are too tall, far higher than anything else in the area and completely out of character with the area and other recent and planned developments and will be an eyesore on the skyline. These types of tower blocks will make a lovely part of Cricklewood village area feel like a soulless high density slum. There will be too many people living in that small area for the local area with no expansion of the shops or amenities in the area. Plus, the vehicle traffic going to/from this many flats will cause even worse traffic chaos than there already is in the Cricklewood Lane / Cricklewood Broadway / Ashford Rd area. This needs to be modified to far fewer flats and buildings of height more in line with the character of the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tammy Ygin

Address: 62 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The whole area is utterly overcrowded. The roads are at breaking point. Traffic is ridiculous. Air quality is terrible. Getting a doctors out dentists appointment is impossible. The area simply cannot take any more population, especially given the extra traffic and increased pollution from the other developments on Edgware Road.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Audrey Henning

Address: 34 needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments for my objection still apply. This development is still far too high. These towering blocks will dwarf our wonderful cottages in the Railway Terraces. Our special area needs preserving and not being overwhelmed by imposing buildings and too many residents

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Fay

Address: 20 Chiltern gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: See previous comments supplied, amendments do not address the problems previously raised. See also comments from Brent terrace residents for what is wrong with the proposals.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tom Walters

Address: 22, Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks will be out of keeping with the character of Cricklewood. They will dwarf all the surrounding low and medium rise buildings. Many of the high rise developments of the 1960s have been demolished (e.g. Red Rose Flats, Glasgow) because they turned out to be unsuitable for happy and healthy human urban life. The developers at that time can, to some extent, be forgiven because they didn't have the benefit of experience.

Barnet council have no such excuse, They must heed past mistakes. The priority for the development of an urban area must be the interest and quality of life of those who are going to live in it rather than how profitable it is for investors, most of whom will neither know nor care where Cricklewood or what happens to it. Cricklewood isn't perfect but it has proved itself a decent area for people to live in. Most residents are pretty content to live here - as evidenced by the scale of objection to this development. The council have a duty to look after the interests of their electorate. They MUST heed the objections that have been made and finally put a stop to these proposals for development in their present form. They should have got the message by now. Don't come back in a month's time with same proposal, You have been told. LISTEN.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Alex Shannon

Address: 103a Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again, this is an abhorrent development. In no part does it fit in or compliment it's surroundings, which are largely terraced housing up to around six stories high (not 20). It's also ridiculous to think our already struggling infrastructure could tolerate the number of residents the development would bring; the traffic, GP practices and transport are already at breaking point.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sharon Noden

Address: 20 CHILTERN GARDENS London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand. This submission does not address those concerns.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Pierre

Address: 53a Temple Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan does not make provision for sufficient schools or health care in the area. An area where there are other significant housing development plans again with no schools or health care.

This development is so large that it would potentially fill a medium sized Secondary School itself. Is there going to be a permanent GP surgery provided?

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sahira Hussain

Address: 2 Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Already congested with high buildings and no parking places.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Bernadette Greaney

Address: 9 Lewgars Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of these proposed buildings are unreasonable and unsafe. Additionally they will bring far too many additional residents to the area that does not have the facilities and utilities to support them.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Marianna Lill

Address: 41a Southview Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Abysmal fit with the current landscape and will be an absolute eyesore.

Does not benefit the current community at all and will only put pressure on stretched public services.

No social housing which doesn't fit with the majority of people who live in the area and their needs.

The area needs work and regeneration and that should be prioritised for those who already live in the area and surrounding areas.

There is already a strain on public services - drs, schools, traffic and congestion and council services as it is - this will make things worse for current residents.

Unnecessary and unwanted housing. Should be helping people first and regenerating old run down buildings rather than building new at such a considerable cost.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gina Cohen

Address: 3 wren avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still object!

Same reason: too big, too congested already.

Everything from my other objections still stand.

You can't just take a few stories off a huge block & think we are all going to all of a sudden going to agree!

Making a short deadline is just underhand.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Rebecca Sheehan

Address: 19 ash grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to the high rise buildings.

Cricklewood is gridlock with pollution as it is and traffic jams. This will make it 100 Times worse.

No good for our children and local schools.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa Harris

Address: 15 Huddlestone Road London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments on this development from the previous iteration still stand - this is totally out of keeping with the scale of the area and is still absolutely huge at 19 stories. It will dominate the area for miles around and hugely (and negatively) affect the nature of the entire area for miles around. Not only is this density of housing out of keeping with the area but it will also put huge pressure on nearby services and amenities

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kitty Geary

Address: 103 Ivy Rd Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this ill thought out project, NO consideration for the area & its people edging in on the corner of Brent & Camden !!! To put over 2,000 more people in this village type area with over 1,500 more cars is sheer (let's kill the environment in the Cricklewood area)

BRENT COUCIL are making this area safe,

Environmental by closing roads & planting tree & shrubs plants boxes keeping the fumes away

from children around school areas, which is nearly 100% one story Victorian houses & to

try & put BARNETS HIGH RISE MONEY BOXES, into an already busy area with all the pollution that it would bring is

TOTALLY UNEXCEPTIONABLE for the people leaving & working in CRICKLEWOOD,

WHY is BARNET doing this you have many train stations & MANY MORE OPEN SPACES !!!!!

Why cramp us in with your unwelcome monstrous small boxes

Piled high lagoon? put it in the middle of BARNET we don't want or need it.

I can't think of anything more obscene than putting this concrete pile in the middle of our ground & 1st floor houses.

We actually won't the 3 stores on this site & use them as our local diy, tiles & pound land & know the people that work there, part of OUR COMMUNITY,

So take it away & put it closer to your community's we need no :- eye saw, over crowding, cars & all the rubbish they take it & they will bring. it's really a no brainer.

A badly NOT thought out project that needs to be rethought somewhere else.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Higgins

Address: 99 Ivy Rd Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have no email so my neighbour Mrs Geary is writing this on my behalf.

I can think of nothing more out of place in my neighbourhood which I have lived for over 60 years than the incredible out of place sky scrappers! With over 2,000 more people & their cars, who ever thought this up cannot know what they're doing, & need help just look around the area (you've even made the old deco post office building look as if it's 8 stories high ???) it's actually ground & 1st floor don't you think people in Cricklewood know the local building sizes, if Barnet won't this type of buildings PUT IN YOUR HIGH STs. It's not in keeping with our area & the pollution it will bring IS NOT ACCEPTABLE I've never seen such a badly thought out set of building

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Philip Ihle

Address: 14 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even after the reduction of the tower block from 25 to 19 storeys and reducing the flats from 1100 to 1050 the buildings are still far too high and the previous objections still stand. d

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Geary

Address: 103 Ivy Rd Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings that your council are proposing are completely out of place for this area of Cricklewood, the housing in place are mainly of a ground & 1st floor builds. With 2,000 plus people & along with their private cars etc, will not only disrupt the whole surroundings area with traffic jams over crowding & pollution,

That Brent Council are working hard to reduce & make Cricklewood more GREEN for our health & the PLANET, these buildings are a unwanted eye sore & do not belong in our high rd / lane

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alicia Arce

Address: 1 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to this planning application still stand despite the amendments made. The blocks are still far too high and overshadow an otherwise low rise area. This small change to the height of one of them is totally inadequate, and there has been no attempt to address the problems they will cause - overcrowding of local transport and other infrastructure, as well as causing more pollution on already crowded roads. There are several other large developments already underway or completed in the area, and I feel there is no regard being paid to Cricklewood's character or its ability to absorb such an increase in housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Man Cheuk

Address: 94 Claremont road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: This area is already full of people full of car, please consider the locals

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr GILES NAYLOR

Address: 17 Johnston Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that the proposed development is still too large, particularly the tallest building at 19 storeys, and thus is out of keeping with the surrounding area. I acknowledge the need for more housing and do not object to the development in principle but all the buildings should be brought more in line with the existing surroundings.

The housing density at more than 1000 units on the site will also create serious traffic problems on one of the few crossing points for the railway line, and does not appear to have adequate provision for the amenities that this number of additional residents will require.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Grace Kamel

Address: 83 Cotswold Gardens, London NW2 1PE London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I work in the school next to the area. The amount of traffic misery this will cause is the unimaginable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sabrina Compton

Address: 1 Westcroft Way Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Im very surprised that 3 tower blocks are being given permission this seems hugky excessive to say the least. Maybe but three is absolutely ridiculous there's simply not enough room.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Naomi Mohamed

Address: 7 westcroft way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is just not going to work, the traffic is crazy already around here the current work is taking over all the street and traffic. And to have 3 buildings added to the area is going to put pressure on the local schools and this means my children could NOT get a place due to new residents. This is just not acceptable

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rosie Mason

Address: 95 Temple Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building completely out of character and far too tall, which isn't in keeping with the surrounding. No associated community agenda of the build.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claire Mckean

Address: 23 Lichfield road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building something this big will just overflow the area with traffic and there is not enough space for the family's that live here already.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Noone

Address: 47 caddington road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even in this reduced size this development will clog up the already clogged up road. It will be an ugly addition to the ugly area and won't enhance it. It may block light. Cricklewood is a great area which could be made so much more attractive and this development has nothing to offer the local area and will make the traffic worse and the area ugly.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jayne Graham

Address: 26 Olive Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the third time I submit my objections to this proposal. Reducing the height of the tallest tower is really not taking into account the reasons that hundreds of residents have voiced their anxieties and shock. Basically the development is totally out of place in this area: already one of the most polluted parts of London; infrastructure not in place to support the overload of population and traffic; the proposed buildings are too high and too many for the site footprint. The development needs a total rethink.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Spivey

Address: 41 Sarre Road West Hampstead London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes to the previous proposal are negligible given that the overall scale of this development remains completely out of keeping with the area. This is a low-rise, low density residential neighbourhood that would be overwhelmed by these monstrous buildings. Traffic will be choking and local facilities/services unable to bear the strain. This just makes no sense.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Marigona Morina

Address: 27 besant road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not happy about this! This is going to cause more traffic more trouble, we have tried for years to slow down the trouble now you're going to cause even more trouble!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Louise Allen

Address: 49 St Gabriels Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find these buildings far too tall, far too dense and generally overpowering to the buildings and streets around them. They will dominate Cricklewood Lane on both sides of the railway and from Ashford Road, Depot Approach and Kara Way. I feel really sorry for the residents of the small roads close by the site, but all Cricklewood residents will be affected in their daily lives. These high rise blocks are unacceptable and out of keeping with the area - they go against Barnet's own planning rules.

All plans should not detract from the nature of the surrounding area and the quality of life of those living and working nearby. These plans certainly do - I am concerned that this may be down to developer greed allied with Barnet Council's indifference to the Cricklewood area. Shame on them.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Breedon McGuinness

Address: Prayle Grove Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this Planning Application strongly.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr James O'Neill

Address: 80 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Reena O'Neill

Address: 80 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Moore

Address: 39 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building is too high for this area. We are surrounded by shorter buildings (the height of the telephone exchange has been a previous benchmark) as most houses in Cricklewood are Victorian family dwellings. There are several new housing developments applying for planning in Cricklewood which does not have the facilities to serve the thousands of new residents that will be added to our community. Cricklewood Broadway and the surrounding roads are already clogged with traffic. How many more cars will be on the road? Bus services will be oversubscribed as we are a walk or a short bus journey from an underground. I strongly object to this development on its current scale and request a more appropriate plan be presented that is more in keeping with the surround architecture.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Michelle Ferguson

Address: 92 Greenfield Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Local infrastructure will not sustain a development of this magnitude. Local schools are already oversubscribed. Traffic in the area is congested. Loss of light to the neighbourhood will be a paramount concern, if these buildings are not drastically reduced in height.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Helen Durkan

Address: 11 GRATTON TERRACE Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All your previous objections still stand, All the buildings are far too high - this small change to one building by the developer is totally inadequate'. ALL THE buildings are too tall and none should be any higher than 5 storeys.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Claire Barth

Address: 18 Sanderstead Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A 19 storey building is completely out of character with all surrounding buildings and would be an eyesore.

Already had months of disruption on Cricklewood Lane so any development should cause as little disruption as possible which is unlikely with such a high rise build.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Cohen

Address: 38 Purley Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building way too big for the area already overcrowded.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms E Vallely

Address: 10 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections remain in place. Although a small change to one building has been made, all the buildings are still too high and will overshadow the area. Reducing to 5/6 storey would work.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Entwistle

Address: 37 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is still far too high and our infrastructure will not cope with increased population

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Sarath Krishnan

Address: 10 Sanderstead Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Cricklewood lane is already congested with the usual traffic. Bringing in a 19 storey building is going to add to the traffic/pollution in turn making people's life miserable. The council should consider expanding the road into 4 lane with no more plans for roadworks (road being closed for more than a year already and plan to extend it until 2022) before approving this project.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Geldart

Address: 30B Dartmouth Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for your letter of 2 July.

Having considered the amended application, the Brent Central Conservative Association (BCCA) Executive welcomes the proposed height reduction but is unchanged in its general view of this scheme as contained in its formal objection to the earlier proposals.

Richard Geldart, Deputy Chairman (Political), for BCCA.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Megan Chambers

Address: 6 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object as it does not fit with the area and is too big.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Nigar Shah

Address: 33 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Don't know what to say other than I object to this!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Weiser

Address: 42 Keyes Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This revised proposal remains outrageously unsympathetic and alien to the character of the neighbourhood, which is predominantly Victorian and low-profile residential. The towers at 19 storeys would dominate the landscape to a completely unacceptable degree.

Any new build must not exceed 5 storeys to remain in harmony with the locality. Construction must be assiduously controlled to avoid blighting the area for several years and placing untenable strain on the local road network.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kim Baker

Address: 6 Broomsleigh Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will have an extremely negative affect on the area, not only will it increase pollution it will also remove the natural light that is already compromised. More green space is needed NOT dirty high rise properties that are unaffordable!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Helen Brayley-Morris

Address: Flat 2 Harvard Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would put too much strain on local area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tatiana Sandu

Address: 49 westbere road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jenni Pendry

Address: 12compton close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Obstruction of light

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Francis Bunnin

Address: 49 westbere road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Omer Samdani

Address: 33 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am opposed to this development as this will add to increased traffic and congestion into the area and will also introduce a lot of anti social behaviour in our local park situated in the Cricklewood terraces.

The size of the towers will also invade the privacy of the residents of the terraces.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael McKeen

Address: 5 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed reduction in height on one tower block is not acceptable. The density of population will rival Manhattan?

I request that none of the buildings be taller than 5 or 6 stories.

The children's playground at the end of our street is wonderful but it is already at capacity.

Michael McKeen Neighbourhood Watch Coordinator

Thursday 15 July

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Dominique Jansen

Address: 48 Caddington Road, London NW2 1RS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reduction of 26 to 19 stories is still not satisfactory, Way to high for this neighbourhood which is hugely over crowded and has a lack of infrastructure for so many living spaces in the proposed location. The lower blocks will be cut off light, the actual spot is very polluted. The building works will hugely disrupted the flow of traffic in this already disrupted and heavy trafficked location. Not enough green and recreation space for the residents in the neighbourhood, let alone the huge amount of new apartments planned. Letting young children play on "Cricklewood Green" is a thoughtless plan. It is a very polluted road and does not have an air quality suitable for young families to play outside. I huge building project like this should consider high quality of living, giving the new residents a decent size sports and play ground, not the size of a postage stamp. The current residents have already been hugely disrupted by the road closures around the station for many months and busses take twice as long. This building project will affect everybody who needs to cross Cricklewood Broadway by bus or car negatively for months on end! The first thing that would need to happen is build a railway bridge to cross from Claremont road to Cricklewood Broadway by car and bus, that would actually help the congestion of traffic stagnation and air pollution. This neighbourhood should not have higher stories than 8, such as the Broadway development. Quality of living and proper infrastructure of green space, schools, NHS doctors and dentists, access to good quality air and living spaces with access to sunlight should be priority.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dion Blackler

Address: 3 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please see my previous objection. Any buildings over 5 stories will not be in keeping with the neighbourhood. There are other areas such as Brent Cross where such tall buildings are more common place. Currently it would change the skyline where I live, the Railway Terraces, which is a conservation area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Fiona Walshe

Address: 20 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This entire scheme is utterly unacceptable in its scale and density, and I cannot imagine it would even be under consideration in any other part of Barnet.

When I first saw the artist's impression of the proposed scheme I genuinely thought it was a joke.

The proposed reduction in the number of units by a mere 4.5% comes in no way close to making it acceptable. Only buildings of 4 or 5 stories at most would look appropriate on this site.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Leydon

Address: 22 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 16-19 stories is still too high for Cricklewood. This horrible development will overshadow the whole neighbourhood. It is totally unnecessary and will swamp existing paltry services.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Francine Lawrence

Address: 5 Meredith Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of the buildings will block light, they are so closely packed there will be wind and sound problems. I strongly object to 1050 new flats. This area is busy enough already. The quality of life of the existing residents has not been taken into consideration. This is pure greed on the part of Barnet council and the developers. Reduce the number of flats and height by half please.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr LEWIS HEAPY

Address: 3 Campion Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous objections still stand, the buildings are far too high and numerous - this small change to one building by the developer is totally inadequate and an insult to us residents. We will keep objecting, until the plans are made reasonable for that area of Cricklewood. Start designing for the area and what it can handle. At the moment, all you are trying to do is cram as many flats into that space as possible. Greed, clear as day.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss caron geary

Address: 76a Willesden Lane kilburn London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally oppose the lower structure and less homes, due to all of the same reasons as before. The concession is ridiculous 19 down from 25 and 1100 to 1050 units is a pathetic gesture. No buildings of this size at all, no high rise, no amount of extra residential units. The area can not take the extra population, you're thinking of your pockets not people, your profit not people.

NO to this entire development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Pauline Baseley

Address: 19 Elm Grove Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed blocks of flats are still too high. The new proposal of 19 storeys instead of 25 (along with the other 4 blocks of 16, 17, 18 and 19 storeys) is not acceptable.

This proposed plan will completely blight the Cricklewood neighbourhood and should be rejected.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sabine Thole

Address: 15 Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned high rises are completely out of keeping with the current housing in Cricklewood which consists mainly of low rise terraced houses. Apart from being a total towering eyesore the planned 1050 units and with it its thousands of inhabitants will completely overwhelm the local area. Cricklewood is already a very busy area and the current infrastructure will not be able to cope with the influx. Where are the schools and GP surgeries needed for so many more people, the transport modes? Buses and bus stops are already very busy during rush hour. There won't even be enough space on the pavements for all the planned new inhabitants to wait for the bus. This building project does not take into account the environment it will sit in, it is purely designed to maximise profit.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Christine Guimefack

Address: 34 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object the proposal as the buildings are still far too high and no real changes have been proposed by the developer. All my reasons to object are still the same - no building should be higher than 5 floors in order to blend in with the surrounding and the infrastructure of Cricklewood cannot serve so many new people (cars, shops, schools) in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sona Lisa Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is still unacceptable, out of proportion, out of keeping with the surroundings, and out of character with the neighbourhood. Where are the services, schools, doctors, roads, to support such a development? This is the wrong development in the wrong location.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is no concession and doesn't address the issue and the heat of the problem. A over-size development does nothing to add to the area or to the lives of those forced to live there. Be proportionate and considerate to new and old residents. Build sensibly. 19 storeys is still 14 stories too high!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Patricia Methven

Address: 45 Olive Rd LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks are simply too high and will have a negative impact on the already stressed Cricklewood area - air quality, traffic, population density, facilities and services. Does Barnet simply want to dump people as far as possible from its leafy wealthy heartlands and close to waste disposal? This is the message approval will give.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Caroline OShea

Address: 152 Randall Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans do not fit into the local area. Even though the developers have reduced the number of flats they want to build the area is not ready or such an influx of people. The services in the area are at stretching point already especially as Barnet Council closed the walk in centre which was a life saver for some. Barnet council need to prioritise the residents they already have and also think of the residents who are on their borders with Brent and Camden - and who are also impacted on the decisions they make like the dumps and everything else .

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marlene Wardle

Address: 27 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish all my previous objections to stand. Lowering the tallest tower block by 5 storeys to 19 storeys and maintaining the heights of the remaining tower blocks is totally inadequate, unacceptable and insulting.

To repeat: all the buildings are 1) too high - not in keeping with the local area, affects the views out of the adjacent conservation area, will completely overwhelm the residents of 'The Groves' opposite, the adjacent playground will be hemmed in and the Cricklewood skyline ruined for ever and 2) too dense - local services will be overwhelmed and in post covid times more space and more green areas are required between.

May I respectfully urge the planning committee to put residents before profit and reject this application as it stands. We do want this site developed but not totally at our expense. There has to be an infinitely better balance.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Karen Rodrigues-Ayers

Address: 27 cairnfield ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 19 stories are still too high for this area. The impact on an already struggling infrastructure would be immense. This includes the impact on public services such as GPs, dentists, schools etc. As well as the increase in traffic, issues with parking and pollution.

Have developers thought about 6 stories

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr William Newsholme

Address: 137 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes submitted in the application are window dressing, the proposed property is still massively out of keeping with the neighbourhood, the reduction in number of floors will have almost no effect on overshadowing & skyline impact and the reduction in the total number of residential units is paltry.

This development remains completely out of keeping with the environs and will continue to significantly overload an already strained infrastructure.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Allifia Abbas

Address: 137 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes submitted in the application are trivial and insignificant, the proposed properties are still massively out of keeping with the neighborhood, the reduction in number of floors will have almost no effect on overshadowing & skyline impact and the reduction in the total number of residential units is derisory.

This development remains completely out of keeping with the environs and will continue to significantly overload an already strained infrastructure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Glenda Fontaine

Address: 20 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer you to my previous objections made in relation to this development. Those objections still stand.

Having had sight of the amendments I wish to say the following: in my view the height of the proposed buildings remain too high in the circumstances. The developers, by making a minor change to their original plans, have done nothing to suggest that they have taken seriously the concerns of local residents'. In any event, all the buildings are of a height which are out of keeping with the area and neighbouring buildings.

I respectfully ask you to reject the application.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Stuchlik

Address: 4 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections remain. The height of these buildings is totally out of keeping with the rest of the area and they would loom over the rest of this section of Cricklewood. There are no other buildings even close to this height in the near area.

The buildings are too tall and the development is too dense. They should be no more than five, maybe six storeys tall.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Dimitrios Mavrelos

Address: 6 Skardu Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is out of keeping with the surrounding area and will place an unacceptable burden on local services.

Dimitrios Mavrelos

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Hoskins

Address: 40 Midland terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm supportive of development and housing when done with class and care for the existing area and environment. This proposal is ridiculously over-ambitious, too dense, too high, dangerously over populated. It would swamp the local conservation area and stretch local services beyond what can be delivered to support new residents.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Adam Coppel

Address: 74 Fleetwood Rd London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this is totally insensitive to the area. The Cricklewood side of the site is substantially lower than the Barnet side. Tall buildings of any height higher than the current buildings will tower over the high Street.

The area is already overcrowded and congested. There are several developments already in progress that are causing noise and disturbance as well as congestion. This is very ill thought out. It would be responsible to approve this and particularly at the same time as other developments.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophia Sinclair-Webb

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As I said in my previous application, I repeat my strong objections to any tower blocks higher than five storeys which is the highest in the area.

The latest proposal of reducing the 25 storeys to 19 do absolutely nothing to lessen my objections to the proposals.

How are 19 storeys justifiable in this area? Where is the precedent?

I feel that Barnet has seriously let us down by even contemplating this proposal.

What do we have to do to be listened to? What have we done to be ignored in this way?

You know very well all the neighbours object to the dramatically high buildings?

Please, please, prove that you take locals' views into account.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Batoul Kassem

Address: Flat 22 code court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposals set above. Being a resident of the area, such a proposal will make the lives of those who live here incredibly difficult and intolerable. The ten fold increase in traffic, further burden on resources of the area not to mention the buildings are absolutely out of touch with the current set up of the area, proving to be an eyesore rather than adding a positive look to Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Emma Sinclair-Webb

Address: 34C St Marks Rise London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am really disappointed to see minimal revisions to the plans. My earlier objections still stand, All the buildings are far too high. I would have expected no more than five stories. This development is completely inappropriate for the surroundings, infrastructure and local community and should be fundamentally rethought.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Doyle

Address: Ashford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With 19 storey high buildings, I would be overlooked and have an ugly EYESORE at the end of the road I live on. A few storeys fewer than the original application doesn't make any difference to the fact this development would dominate the skyline. The high-rise buildings are poorly designed and don't look attractive. The design of them is just extremely unappealing. I'm worried that the sheer density of the development will lead to increased traffic, noise and pollution. I'm worried about the loss of street-level skylight and sunlight from such tall buildings. With 1050 flats, will there be sufficient parking, or will the overspill affect street parking in Cricklewood? Overall, this development has been designed to make maximum money for the developers, but not to make Cricklewood a better place to live for existing and future residents.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Jones

Address: 1 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand.

The buildings are far too high - this small change to one building by the developer is totally inadequate.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sunita Sharma

Address: 11 Wren Avenue Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will overload the local services, and overdevelopment will create more traffic and more pollution. I think we have enough development projects going on in our area and don't need any more!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanna Cain

Address: 6 St Michael's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously submitted my deep concerns about this proposal, and I am disappointed to see that the amended proposal in no way addresses the principle issues I have raised.

1. The height of the highest block - now 19 storeys - is architecturally completely out of keeping with the existing housing stock, and it will overlook large areas
2. The reduction in units by 50 is no way addresses the previously flagged up issues relating to congestion and parking
3. In an area already lacking in green space there is no attempt to introduce this either for residents in the housing or anyone else
4. There is inadequate provision of social housing despite the large number of units
5. The repeated attempts to resubmit this proposal with minor changes which in no way address residents' concerns is, frankly, depressing in the extreme.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Fatima Kharboutly

Address: 527A Finchley Toad Flat 5 The octagon London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's blocking the sun for other building and it's so unfair for some to enjoy the full sunshine while others don't have any.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Philip Johnson

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reduction in maximum height in the revised application is presented as a compromise. It is no such thing as up to 25 and 19 storey buildings are both so outrageously incompatible with the character of Cricklewood Broadway and parasitic on existing, and any reasonable projections of future, public facilities.

My existing objections to the last application all still stand. Personally, I believe that the amended application is a crude attempt to wear down local opposition to the development in the belief that residents will become weary of responding to further inconsequential changes.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Iain Duncan

Address: 33 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I agree fully with comments made by another respondent so have reproduced it here. All previous objections raised still stand.

The reduction in maximum height in the revised application is presented as a compromise. It is no such thing as up to 25 and 19 storey buildings are both so outrageously incompatible with the character of Cricklewood Broadway and parasitic on existing, and any reasonable projections of future, public facilities.

My existing objections to the last application all still stand.

Personally, I believe that the amended application is a crude attempt to wear down local opposition to the development in the belief that residents will become weary of responding to further inconsequential changes.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Linda Littlewood

Address: 25 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Way too big for the area. 5/6 storeys acceptable. No infrastructure for so many storeys/flats - doctors, dentists, schooling, nurseries, parking, public transport etc. Absolute madness - complete overuse of the land available. Will completely overshadow and overhang the terraces, a conservation area designated by the council itself.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeffrey Scudder

Address: 25 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revision in height is a joke. All are much too high and this revision to one block shows contempt for local residents. 5/6 storeys for all the blocks would be more reasonable. And there is the infrastructure of local facilities for so many additional homes to consider. At this level they will totally overshadow and bring a detrimental effect on the Railway Terraces.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Diamond

Address: 16 Gratton Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the height of the proposed development. Even with the proposed reduction from 25 to 19 storeys, the tower blocks are totally out of character for this area. They will dominate the skyline and block light. There is little consideration given to outdoor recreational space, and I see no indications of any sensitivity to the local community - which welcomes new neighbours, by the way, but prefers to see them in buildings sympathetic to the local vernacular. It seems we will soon be living in the middle of a building site, with proposed developments to the North, South, West and Southeast of my neighbourhood, which already suffers from excessively high pollution levels from the congested A5. What measures are being taken to mitigate against the additional noise and air pollution which this development will generate?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Vijayalakshmi Krishnan

Address: 28 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed buildings are too tall. I'm also concerned about the shadowing and loss of sunlight in the nearby playground and public space due to the height of these buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Hassan Sheikh

Address: 110 Dollis Hill lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We need more properties in London, it will ensure the prices stay stable

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Niamh O'Connor

Address: 324 Dollis Hill Lane Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will be dreadful for the area and all who surround it, catchment, more road accidents, pollution

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Daire Brown

Address: 146 Trundleys Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object this shouldn't happen

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Belinda McCaffrey

Address: 3 Chaplin close Chaplin road Wembley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Bad for the area

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Fiona Farrell

Address: 39 park ave Willesden Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely detrimental to the area and living conditions of residents

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maree Shaw

Address: 55A Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even with the reduction of the tallest tower (by a measly 6 floors!) and a reduction in the number of housing units (again by a miniscule 50) this development is still completely out of keeping with the local environment. Does the developer really think that by reducing one of the tower blocks by such a small number of floors that it makes the rest of the development more acceptable to its neighbours. We will still experience the overlook from the towers, the increase in pressure on local amenities with no mitigation. By throwing us this bone it solves none of the issues that so many local residents, who will be impacted by this completely inappropriate development, will experience. Therefore I reiterate my objection to this development in its current form.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr R Blumberg

Address: 99 Geary Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of this proposal is detrimental to Cricklewood and its surrounding neighbourhoods. There is no precedent for buildings of this size and proportion. Services, infrastructure and surrounding roads cannot cope with a development of this proportion.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Merrily Kemble

Address: 60a Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is still far too big for the area. The blocks are much too tall and will cause significant loss of natural light to many neighbours nearby and further away. The streets around the area ie. Cricklewood Lane, Cricklewood Broadway and the Kara Way railway houses will become dark and feel oppressive with a wind tunnel effect around the new blocks. Local infrastructure will not cope with any increase in traffic, whether that's pedestrian or cars/lorries. Flooding of the drains and road by Cricklewood Station on Cricklewood Lane is a regular problem during heavy rain which will increase due to this proposal. Bats have been seen regularly in the area and may be roosting nearby. I do not believe that these plans will improve the area at all.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I write on behalf of NorthWestTwo Residents Association, a thriving Cricklewood residents association with members in Barnet, Brent and Camden.

Part 1

NorthWestTwo Residents Association remains opposed to this planning application, for reasons that we and our members, our fellow residents' associations, other residents and developers have given. We won't try to repeat them all.

The gesture of cropping a little off one tower block was prepared long ago. In 2019 the developers told us they planned a development of 14, 16 and 20 storeys. Then it was 21 storeys, then that was revised to 25 storeys. Now we're back to 19 storeys as originally intended, but now with 16, 17, 18 and 19 storey companions.

In the consultation process, some objectors have used the 25-storey tower as the most vivid and (they hope) convincing instance of the flaws in this application. The nominally trimmed building remains twice the height of the tallest buildings around and many times greater than the two- and

three-storey buildings that are the norm. If it had been presented as 19 storeys in the first place, it would have attracted the same horror, the same scorn and the same opposition. It would still have been used as a convincing instance of the flaws in this application. But time and again, we see that the opposition is not just to one building; it is to the scale and massing of the entire development, its low quality, inadequate separation, minimal living conditions and breaches of policy, and the overwhelming impact it would have.

...continues

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 2

As the application remains essentially unchanged, we cannot expect the same numbers to participate in yet another consultation. It is good that fresh consultation letters are sent for each change, but you know what we all do with multiple official letters. We look at them and say, I've dealt with that already. It takes a little work to see what's different and a moment more to think, does that change anything. The answer comes, no, it doesn't change it, I have already completed the online form, I have given my answer: I object.

We should all be able to feel confident that our original statements will be considered, we should all feel confident that officialdom won't lose our files. It is very striking that so many feel ready to and feel the need to repeat their opposition.

The most significant effect of this amendment is to remove qualitative claims the developers made for the development. Time and again, we were told that the tower would provide a landmark, now it will be one lump alongside another. It would be elegant; we were never told how or why, and we are certainly not being told how that elegance survives a change in proportions. The repeated

claims of a "beneficial effect" did not merely seek to justify its height; they relied upon it.

...continues

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:Continued, part 3

We note with interest the 19th version of Barnet's draft local plan. While the idea that the site was suitable for 1,007 units was never presented to residents during the Engage Barnet process and has instead been fiercely rebutted by this consultation process, the draft does now state that "The Council will prepare an area planning framework for the Cricklewood Growth Area." This has not been done and it would be premature to approve a major application without it. Any area planning framework will need to take into account the entire context of Cricklewood, less than half of which is in Barnet. The streets of Cricklewood are largely two-storey homes in private ownership and there is no realistic likelihood that they will be available for any regeneration projects in the coming decades. The imposition of incoherent intensification on pieces of Cricklewood will only overwhelm and blight the whole.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Miss Isabel Moore

Address: 16 Ashtree Court St Albans

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have friends who live in the area and public services are already stretched to the limit and not good enough. Bringing in 6000 new people without having planning for additional doctors and schools to support is unreasonable. Roads and air pollution also need to be addressed before this goes ahead.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Morton

Address: 42 GARTH ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No discernible change from the previous application. More high-density housing in NW 2 area of Barnet as in Granville Rd development. This will badly impact, local services. GPs, schools, parking & overload the small nearby Cricklewood overground train station. It will ruin the community spirit. It looks close-packed, imposing, intimidating & hideous on the skyline, blocking light & views.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sally Jones

Address: 10 ash grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I'm not opposed to regeneration and more housing, the size and scale of this proposal is excessive for its location. A revised proposal with less buildings and far less floors would be more suitable for this location.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Rocio Rodriguez-Inniss

Address: Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning proposal is disrespectful to the people who live in Cricklewood. The size of these buildings is not in keeping with the area and will put a shadow over the neighbourhood. There is no need, desire or space for such a development in Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Everaldo Aliu

Address: Flat 4 Oak House Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi

Just want to share my concern regarding this tower blocks, I don't know how on earth can this plan go ahead when you consider the amount of traffic this buildings will occur in the area, never mind the Luck of school and doctors surgery. Out of character in the heart of cricklewood. Please consider the all are will be affected by this. I hope tha all this objection will be recognized by the decisions makers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cecilia Soh

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the amended proposed development at the B&Q site.

The reduction of the 25 storey building to a 19 storey one does nothing to make this development any more acceptable. The size, height and density of the buildings are not in keeping with the mainly 2-3 storey buildings in the area.

The negative impacts on local facilities, infrastructure, congestion and pollution have not been addressed.

So my objections to the previous applications still stand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Barbara Goldberg

Address: 22 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite the changes to the plans, the planned development is far too big for the area. Apart from the structure completely changing, and overwhelming the current landscape, the local infrastructure will not cope with the increase in the population - including the road system, which is already over capacity during peak periods, the local schools and GPs will be overwhelmed. Please do not inflict this on the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tanya Goodman

Address: 16 Hocroft Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The infrastructure cannot accommodate such a large development and the height of the buildings will be an eyesore in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maya Qassim

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to repeat my previous objection to the development based on the excessively high buildings.

The suggested number of floors is still at least double the highest in the area. I'm not only referring to the highest block, currently at 19, but also to the adjoining ones which are also far too high for the area.

As I mentioned before, I moved to the area when I was six years old and what I most loved about growing up here (I am now about to leave school) is the sense of space and freedom in the neighbourhood.

I am confident that Barnet will listen to the views of younger people like myself who are going to make up the next active generation of residents.

We do NOT want to be ignored!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeremy Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too high and massive for the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans will adversely affect the area with more cars and pollution. It's huge structure is not in keeping with the area. The additional housing will place impossible strains on local services too. I strongly object to these plans

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr yusuf ismail

Address: 16 ivy road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I commented on the previous version of the application - my objections and the reasons still stand. Please refer to that for the detail. But in short - this design, even amended, is horrible, far too high, and with no regard to the pressures it will put on local services including schooling, health, transport, and community. Redesign it again to make it reasonable - no more than 10 floors.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Polly Wight

Address: 18 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed construction in Cricklewood is ludicrous. Cricklewood and the Edgware Road are already some of the busiest, most polluted parts of North West London - adding more people and more cars to the mix is harming ourselves and our children. The construction has not been clearly thought out, as Cricklewood is unable to support its current residents, with only two small, local supermarkets. There is not enough space or amenities to take in a while influx of new people. On top of that, having huge eyesore towers is not appropriate. This is not a part of Cricklewood and never has been. Clearly around the area are low rise buildings, and these proposed developments will look so out of place. Crime is already prevalent in Cricklewood, and more people will only fuel this. The development will take ages to construct, causing traffic and road blocks on arguably the busiest road in London - traffic and air pollution are already problems here, I cannot see any logic in adding to that and making it a less desirable place to live for everyone else.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Shelly Pamensky

Address: 2 harman drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too overdevelopment, so a much congestion in the area already any more and the area comes to a standstill

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Shahrzad Arefpour

Address: 2 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development will be disproportionate to the facilities of the local area. The height and density effects many local residents. The units which will house 2000 to 3000 residents will overwhelm local medical, hospital, schools and transportation services. The junction of Cricklewood Lane and Cricklewood Broadway is already heavily congested. This is an ill thought project. The purpose of this development is profit making without any consideration for the existing residential. NO THANK YOU

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Backhouse

Address: 213 FORDWYCH ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that this latest proposal does not address the main issue that this remains an overdevelopment of the site which will be visually and environmentally detrimental to the neighbourhood as a whole. It is out of keeping and out of scale with the housing in the area and will put further strain on the local road network and the already stretched services including transport, education and health. The parking provision is less than 10% of the number of proposed new properties and will lead to even more on street parking in an already congested area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate Kelly

Address: 18 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholeheartedly disagree and object to the proposed building development at the B&Q site. Cricklewood is too busy and overcrowded, there are too many people living here already and having more will just make matters such as traffic, crime, pollution, litter and COVID-19 worse. I have lived in Cricklewood for over 22 years and as a long term resident, I feel strongly that this development would not benefit the community here already. There is enough construction and congestion in the area, we do not need any more !

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: Secretary, Railway Terraces Residents' Association 6 Johnston Terrace LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: All previous objections I have submitted in connection with this site still stand. The objections are about the height of all the blocks, not simply the one that has been 'reduced' from 25 storeys to 19. These contravene Barnet's Tall Buildings' Policy.

As Secretary of the Railway Terraces Residents' Association, I was contacted in September 2019 by an Associate Director of Montreaux and invited to walk around the site (with representatives of other local groups) and then meet at the Crown so Montreaux could

'listen to thoughts/ideas/concerns. This will be incredibly helpful to us, as we are committed to delivering something that local residents and businesses see as a benefit to the community'.

At the meeting, we were shown various plans and at the very end, they referred to a 'marker' building of 19 storeys. We reacted with horror, said this was completely unacceptable, totally out of keeping with the local area, etc.

As this meeting was about listening to local residents, we were stunned to discover when the plans were submitted, that the 'marker' building had grown by 6 storeys to 25! Now it has shrunk

by a mere 6 storeys. It needs to shrink again. This is a farce! Montreaux clearly intended to apply for 19 so added a few storeys so they could knock them off! They are playing games with local residents, communities, Barnet planning officers and councillors. Montreaux is not committed to delivering something that local residents and businesses see as a benefit to the community.

The site may be earmarked in Barnet's Draft Local Plan for over 1,000 units but the plan is just that - DRAFT. It may have been approved by councillors but it is still out to consultation with the public, who will NOT approve it.

All the blocks in the plans need to be reduced in height not just the 'marker' building which has now reverted to its original intended height of 19 storeys. There should be no buildings over 6 storeys on the site.

Planning should be open and transparent. This is not. The architecture is abysmal, even as an outline application. The site is too dense, too high, massing too great - reminiscent of 60's tower blocks. There are too many small flats, insufficient green space, inadequate access for service/delivery vehicles, loss of light/overshadowing of neighbouring properties, etc. It does not provide for quality of life.

Montreaux needs to appoint new architects, design quality buildings that will complement and sit well with Cricklewood's existing buildings and stand the test of time. They need to work with local people to deliver a housing project that Cricklewood residents and Barnet can be proud of. Montreaux might be surprised to learn that local people would be willing to work with them to bring about real benefits for the local community as well as some profit for them.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Heather Brown

Address: 13 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale and density of the development are still far too great for the surrounding area. Reducing the biggest tower by 6 storeys is not nearly enough. None should be higher than ten. The overbearing oppressiveness and reduction of skyline considerably impact on the generally open and enjoyable feel of our community. Access to health facilities has already been impacted lately. This will result in even more difficulty in accessing treatment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Aida Karaselimovic

Address: 7A TEMPLE ROAD CRICKLEWOOD London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously objected to this development in the proposed form and would like to reiterate my objection.

The agreed alterations to the height of the buildings are welcome but grossly insufficient. The character of the area will be changed and it will resemble an overcrowded, offputting and bland looking area with many high rise low quality buildings and flatlets. This is sadly a significant step back for the neighbourhood, local people, environment and infrastructure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shelagh Malekin

Address: Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to the original proposal. The grounds of my objection are as before. A small reduction in the size of the largest tower block will not alleviate the overall mass of densely packed high tower blocks in a small building plot. This seems to be only a money making venture without proper consideration of place or even the quality of life for those who will live there. There is not enough outside space for the new residents or infrastructure to support them such as doctors, shops and schools. The roads and buses and trains are currently overwhelmed.

Cricklewood has mostly Victorian buildings and is a coherent settlement, which many community groups and residents have worked to enhance. The scale of these towering buildings will dominate the area and contribute to irretrievably spoil it.

I understand the need for housing but there are much better ways to improve density of housing which would enhance the area. The Kings Cross Area Development is a good example. Buildings need space around them and plants and trees so that people can thrive. The Brent Cross development has at least tried to address some of these matters. Is Cricklewood always to be left out.

Tower blocks have a poor history in urban planning and the design of these is unimpressive.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Abramson

Address: 27 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to the original proposal. The grounds of my objection are as before. A small reduction in the size of the largest tower block of 6 storeys will not alleviate the overall mass of densely packed high tower blocks in a small building plot. This seems to be to be only a money making venture without proper consideration of place or even the quality of life for those who will live there. There is not enough outside space for the new residents or infrastructure to support them such as doctors, shops and schools. The roads and buses and trains are currently overwhelmed. I use this area to walk and shop, so I do know this.

Cricklewood has mostly older low buildings and is a coherent settlement, which many community groups and residents have worked to enhance. There are no towering blocks in the area. The scale of these very high buildings will dominate the area and contribute to irretrievably spoil it. I understand the need for housing but there are much better ways to improve density of housing which would enhance the area. The Kings Cross Area Development is a good example. Buildings need space around them and plants and trees so that people can thrive. The Brent Cross development has at least tried to address some of these matters. Is Cricklewood always to be left out.

Tower blocks have a poor history in urban planning and the design of these is unimpressive. I certainly object

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Barnett

Address: 48 Farm Avenue LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The scale of the proposed development beggars belief. In a densely populated suburban area, with heavy traffic, narrow roads, high emissions and a lack of parking, the consequences for the area should this development be approved will be disastrous.

I have lived on Farm Avenue for 40 of the 62 years of my life and seen many changes. I embrace change but not something as ill thought through as this.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Madeleine Abramson

Address: 27 Harman Drive, London NW2 2ED

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to the original proposal. The grounds of my objection are as before. A small reduction in the size of the largest tower block of 6 storeys will not alleviate the overall mass of densely packed high tower blocks in a small building plot. This seems to be to be only a money making venture without proper consideration of place or even the quality of life for those who will live there. There is not enough outside space for the new residents or infrastructure to support them such as doctors, shops and schools. The roads and buses and trains are currently overwhelmed. I use this area to walk and shop, so I do know this.

Cricklewood has mostly older low buildings and is a coherent settlement, which many community groups and residents have worked to enhance. There are no towering blocks in the area. The scale of these very high buildings will dominate the area and contribute to irretrievably spoil it. I understand the need for housing but there are much better ways to improve density of housing which would enhance the area. The Kings Cross Area Development is a good example. Buildings need space around them and plants and trees so that people can thrive. The Brent Cross development has at least tried to address some of these matters. Is Cricklewood always to be left out.

Tower blocks have a poor history in urban planning and the design of these is unimpressive. I object to this development

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Serena Arkus

Address: 15 Ranulf Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local transport schools and healthcare will not be able to accommodate an influx of homes

It takes weeks to get a GP appointment and the Thames link Trains are already full !

This will cause more pollution both environmentally and sound wise

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms m glogowski

Address: 8 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have written before. This slight reduction in height means nothing. The development are far too tall and too bulky for the area blocking out all daylight to properties in Elm Grv. Out of character with surrounding buildings, overbearing. Cricklewood Ln will be turned into a giant housing estate. It is overdevelopment of site and will impact negatively on the grade II listed buildings of the railway terraces and the crown pub. It will set a precedent for other development. Maximum av height near railway line is 9 storeys max. This development will be on top of 3 residential areas where average house is 2-3 storeys high making this plan inappropriate for the area and of detriment to local amenity in terms of loss of daylight, traffic congestion and lack of infrastructure to support over 3000 extra residents. The area is overcrowded already with gp surgeries at breaking point. Cricklewood does not need an overbearing giant modern housing estate. This will clash with victorian architecture. Please reject.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Laura Hurlocker

Address: 220 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to the original proposal .

The reason for my objection are as before. A small reduction in the size of the largest tower block of 6 storeys is still not acceptable! 19 storeys will still overshadow my property when the sun sets to the west - an ancient right to light which I have enjoyed for 40 years. Any tower blocks amongst the Victorian villas that surround this proposed development, will be horrifically out of keeping.

Which bit of 'NO TOWER BLOCKS on this site' do you not understand? The local residents of NW2 will not change their position just because the developer keeps resubmitting negligibly altered plans! Redevelop the site - yes. With tower blocks - No!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Robert Hurlocker

Address: 220 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to the original proposal .

The reason for my objection are as before. A small reduction in the size of the largest tower block of 6 storeys is still not acceptable! 19 storeys will still overshadow my property when the sun sets to the west - an ancient right to light which I have enjoyed for 40 years. Any tower blocks amongst the Victorian villas that surround this proposed development, will be horrifically out of keeping.

Which bit of 'NO TOWER BLOCKS on this site' do you not understand? The local residents of NW2 will not change their position just because the developer keeps resubmitting negligibly altered plans! Redevelop the site - yes. With tower blocks - No!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jean Baker

Address: 230 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I objected to this proposal.

I think it is totally out of keeping, to build a 19 storey tower block that will overshadow the neighbouring historic architecture and the station next to it. Awful. Awful. Awful! Please do not let this go ahead.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Morrison

Address: 5 Cumbrian Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think there's too many apartments and not enough spaces for cars and the traffic will be dense in the area and especially on Claremont Road I don't think the streets are wide enough to cope with the extra traffic and people for the area and the plans don't go far enough to target

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr N Curtin

Address: 8 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The buildings will be far too tall for Cricklewood. Too near and out of character and proportion to the surrounding victorian residential area. They will be an eyesore blocking all daylight in Elm Grove and the surrounding streets. The extra flats will exacerbate traffic along Cricklewood Lane and put pressure on local services such as gp surgeries. More flats will lead to extra problems with noise, pollution and crime. All of this will be to the detriment of local community. We do not need this. Too much housing has already been built in Cricklewood. 19 storey buildings inappropriate for area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Soner Yilmaz

Address: 2 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:History teaches us 1 thing, we don't learn from history. Churchill.

Surely in 2021 we know that high rise blocks are good only for the property developers profit driven motives. It is never about the quality of life within these towers, millions have been spent by many councils across the land in demolishing these built in 1970s. Yet despite all of the evidence the council turns a blind towards the welfare of the local population as the towers are not in keeping with other buildings, insufficient car parking, safety issues in the event of a fire from anything above the 5th floor. Sound pollution from the very close Cricklewood train station means residents not being able to open their windows on a hot day.

Surely common sense must prevail especially on consideration of the number of failed applications, each one effectively increasing the number of floors rather than keeping within the local architecture.

High rise towers are NOT the answer for value housing as the value is not just a financial consideration.

I object to the development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Johnston

Address: 5 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A minor reduction in the height of the tallest building from 25 to 19 storeys makes absolutely no difference to my opposition to the proposed development. Clearly the intention from the start was to apply for 25 storeys in anticipation of howls of horror from local residents. Then offer a small reduction in the height of one building in an attempt to show Montreaux listens to local opinion! The truth is that all the towers are far too high and the blocks too densely packed. The whole scheme is shoehorned into a site that is too small for it. It needs to be completely re-thought with input from local residents who understand the area.

The proposals contravene Barnet's Tall Buildings Policy for this part of Cricklewood. They will have an extreme adverse effect on the Railway Terraces Conservation Area immediately next to the site. They will overwhelm Cricklewood Town Centre and be intrusive in The Groves, Childs Hill and adjacent parts of Brent and Camden.

All my previous comments still stand.

Please listen to the overwhelming weight of opinion from the local community and reject these plans.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sylvia Gauthereau

Address: 10 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For the third time, I object to this application. Please see this latest comment as part of the two previous ones. Concerns on the impact on the public realm, transports, amenities. of such a large development remain unacknowledged. There are serious concerns too over the quality of living and breaches in policy. This has not seriously being thought through. We all know that at first, the tallest building was initially planned as 19 storey high. Then it went up and now back down. The height is one concern of many, as so many residents keep saying. I am not satisfied that the large number of objections are taken in account at all. I also received on all three occasions around 5 or 6 letters, it is odd and a waste.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Norman Johnston

Address: 29 Wren Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I appreciate the revised offer. However, 19 stories is still way too high and disruptive to the congruence and integrity of the area and its architecture. It simply doesn't fit in at all and will forever fundamentally change the landscape and not in a positive way. I support more housing, investment into the neighborhood but please revise the plans so you don't turn Cricklewood into Canary Wharf.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Liz Mioduchowski

Address: 14 Pharamond 258 Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is a non starter. This beggars belief a reduction of 6 storeys means nothing. Height considered as mini sky scrapers not suitable for the suburbs. Plans totally wrong for victorian cricklewood. Too modern, too tall and too bulky. Will impact negatively against the historical grade II listed building of the railway cottages and crown pub. If approved will set a dangerous precedent for other areas. Double standards seem to be at play here. I heard that council planners have been threatening local residents in the Groves with legal action for having overgrown front gardens considered 'detrimental to the whole neighbourhood'. But they do not consider this gargantuan proposal by sheer bulk and design as being detrimental to an area well beyond Cricklewood cutting into Brent and Camden boroughs causing more impact than overgrown gardens. Developments needs more trees/ greenery/landscaping to clear the pollution caused by the extra cars and to soften the impact of ugly modern architecture. This is not mentioned in the plans. Road widening in Cricklewood lane is irrelevant as the traffic will be at standstill at the best of times too many cars in area. Too much housing ie cheap looking flats have been built in the area we do not need any more. That site could be put to better use proper architectural style. 19 storey blocks will ruin the appearance of the area too tall and bulky. We need buildings that blend in with the surrounding area and not detract from it. These will stick out like a sore thumb. Developers and council appear to be ignoring residents' comments in this case ignoring the huge impact on the infrastructure. The local infrastructure cannot support such a large

development. Please reject this as it will be bad for the local areas which are overpopulated in terms of people and cars.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Barbara Mahon

Address: 9 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Original objection still stands regardless of the reduction in height of the tallest tower. The proposed development is still far too high and too dense and totally out of keeping with the surrounding area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Vaughan

Address: 6 Hoveden Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst reducing the number of storeys it is not enough in my opinion. The height is not in keeping with the surroundings. Most other developments have had to keep to a very low maximum number of storeys so why can't this lot. The area is already crowded and traffic congested. It will get worse.

More people for an already poor infrastructure to support.

This seems to me greed on the owners and developers rather than care and long term investment to our neighbourhood

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Channell

Address: flat 32 phoenix court mast house terrace london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously objected. I reiterate previous comments. Development not right for Cricklewood.

Why is this proposal still being considered when it is obvious that majority of people do not want this type of structure in Cricklewood at any cost? No local resident will gain anything from this scheme.

2045 residents+ from Cricklewood and beyond are saying NO!

Nobody would want this giant skyscraper housing estate on their doorstep. Too tall, ugly bulky and dense. It would destroy the character of a historical area and cause problems for neighbouring areas in terms of over population and increase in car use. Clear overdevelopment of site.

Is the message not getting through?

The council and developers appear to be ignoring people's comments.

This scheme needs to go back to the drawing board asap as it is wrong for the area.

Nice try but people do not want it. Please listen to the people.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Dr Paul Hellier

Address: 28 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to this proposed development, notwithstanding the slight reduction in height, none of my original objections have been answered and the intended high density residential tower blocks remain entirely inappropriate in relation to the character of the local area, especially the immediately adjacent railway terraces. Furthermore, there is still no consideration of the changing requirements for central London housing in light of the unprecedented changes seen during the Covid-19 pandemic and whether demand for this format of housing exists, especially in an area that lacks affordable family housing.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mary Langford

Address: 1 Holm Lodge St Michael's Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building is still way too tall for this area and out of keeping with the surrounding area. It will be an eyesore and a blight on the landscape and environment. The impact of so many new residents on local services, infrastructure - roads and transport - will be awful. I oppose this development as it is now presented.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Daniel Gilfoyle

Address: 1 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've already written an objection to this at length, on the basis of the size and height of this development, which is completely out of scale to the area and will place a great deal of stress on the local environment. I note that in terms of height, I note that this is a return to the original plan at 19 storeys. You can look up my previous comments at your leisure, all of which still stand.

I also note that your search doesn't produce the relevant result using "Cricklewood Lane" and I had to find the reference number in order to find the application. Shabby, I think.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Colbourne

Address: 11 oak grove Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've objected already and all previous comments still stand so please re read them.

We shouldn't have to keep objecting when the plans are only tweaked?!

1050 flats is too many regardless of the high changes and the blocks are too close together and overlook too many neighbouring houses blocking out daylight and would cast a shadow over the neighbouring communities.

Recent flooding issues confirm that these builds would not help with the environmental impact high rise blocks and bad design and planning have on all the local drainage and infrastructure that isn't set up to cope with the additional use. Off setting its impact should not be allowed. please design a solution that works and creates something amazing that the whole community can get behind not just for making money or to get sign off to sell on to another developer.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Linda Pugh

Address: 96 Teignmouth Road Willesden Green

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reduction from 25 stories to 19 does not go far enough. The maximum height for ALL the buildings on the site should not exceed 16 stories.

I am still concerned that there is a lack of planning between the boroughs of Barnet, Brent and Camden which these buildings and the Cricklewood town centre impacts.

There is not enough evidence that the planners have taken the needs and infrastructure of the area into consideration.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Heather Atkinson

Address: 1 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous objections to this development still stand. The minor change to the height of one block is completely inadequate - clearly nothing more than gesture by the developer to make it appear that they are "listening" to local concerns. They are not. This amendment will make no material difference to the hugely detrimental impact which the development will have on the community, character and infrastructure of Cricklewood. The height of all the blocks, their density and design are totally out of keeping and out of scale with neighbouring streets, including the adjacent Railway Terraces conservation area. They won't offer quality of living to their occupants, and they will significantly damage quality of living for the existing Cricklewood community. Please, please, please - reject this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lorraine Denman

Address: 96a Teignmouth Road Willesden Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous objection. I am still not satisfied with the height of the buildings and volume of flats. Less than 15 storeys should be the maximum. As the Covid-19 figures show for Brent/Barnet there are too many people in highly dense living communities. Councils and Councillors need to take a stock of this and be driven by a better quality of living. Levelling up across the London Boroughs, and indeed the country, should be considered.

Local infrastructure i.e. doctors, dentists, hospitals, schools etc. is still woefully inadequate.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I see that Barnet planners have already published their report to the planning committee even though this consultation is still open.

I read in the report that "all objections, received across the three consultations have been taken into account", even though this consultation is still open.

I see in the report a cursory and inadequate summary of objections "In the interests of brevity", rather than in the interests of open decision-making or fairness. I see that the objections are not directly addressed there or in the rest of the report.

Though this portal is still open and the consultation period has not expired, we have tried to inform fellow residents that the report and recommendations have been published. This may mean fewer objections are received, but we don't want people wasting their time under false pretences of a continuing process.

I strongly object to this breach of process and to the disrespect shown to the public.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jean Bailey

Address: Flat 1 26 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to this development despite reductions.

The reduction in height is minimal. The structure will still be too tall and bulky given the fact that it is located on a hill. 19 Storeys on a hill is equivalent to 22 storeys.

As someone mentioned earlier in this structure is wrong for Cricklewood. Clear overdevelopment of site, too modern and detracts from historical grade 2 listed buildings. Lack of soft landscaping. Tall buildings belong in brownfield sites and not in town centres. This is bad planning.

The little snips mean nothing. The developers should start from scratch and come up with something that the public actually want that is acceptable to the people and appropriate for the area taking into account all the objections coming through. Local residents do not want this development. Barnet Planners should take note of the comments submitted and guide the developers. This is not happening. Lack of proper consultation with the local residents.

There is nothing worse to approve a development that will be resented by the local community. No thought has been given to the impact on the local infrastructure by such a large scale development (3000 extra people) in terms of health services, fire and safety, crime, policing, schools, traffic

congestion in Cricklewood Lane, Chichele Rd, the bdwy which will also impact neighbouring Brent and Camden.

Please do not send this case to planning committee as it stands. It is inappropriate for a victorian area with grade 2 listed architecture.. Will destroy the character. It needs to be scaled back radically and redesigned to be acceptable to the local area and to residents and businesses as well as motorists.

Given the large number of objections submitted. Barnet council planners should stop this application from going further pending complete redesign and scale back by the developers.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Denman

Address: Flat A, 96 Teignmouth Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development. The planners are still not listening. There is no thought to the local small town centre of Cricklewood with its narrow roads/pavements etc., as the proposed number of dwellings will inevitably generate additional footfall and transport requirements. Following on from my previous objection, the reduction in height of the blocks is still unacceptable.

I still can't help thinking how many empty buildings there is going to be in central London with more people working at home. Could there not be a joined up strategy for these buildings to be developed into residential/affordable accommodation for the capital?

It is also very sad losing B&Q (and Wickes down the road under another large housing development).

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Niall Fay

Address: 20 Chiltern Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: the tower blocks will destroy the visual skyline of the local area, they are completely out of place and don't fit into the local building aesthetic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Laurence Thraves

Address: 14 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: One of the few remaining pleasures of our area, noted in the Railway Terraces Conservation Area appraisal, is a pleasing sense of light and space. These very high 19 story buildings will dwarf our two story terraces. The towers will destroy our uninterrupted views and their shadows will rob us of our natural light.

The Railway Terraces are surrounded on all sides by noise and air pollution. We are adjacent to the A5, one of the most polluted roads in London, and a new rail freight facility. Over 1,000 new residential units will increase the number of delivery and private hire vehicles, adding to the current gridlock and worsening air quality. Our baby's lungs will suffer as a result.

These plans will turn an attractive and historic community, which could serve as the focal point for a "human scale" regeneration of Cricklewood, into a noisy, dark and polluted footnote.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Debbie Bushell

Address: 18 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel 19 storeys are still way out of character with surrounding area. Over 1000 residential units with possibly 1000 extra cars is too much especially when London is looking at reducing pollution in the low emission zone. If all cars in said units had to be electric/hybrid may be a possibility.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anand Mistry

Address: 51 Ashford Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: The developers originally planned a 20 storey building but increased it 25 for the planning permission now we are back at 19 storeys. It's still is not in keeping with area and it's ridiculous tall. The towers are so densely compacted and are not in keeping with area at all. No where in the area are there building this tall and will not be in keeping with the Cricklewood area. There is no consultation with Brent or Camden residents which will be largely affected by the development and will have to bear the brunt of this large ugly, eyesore and overbearing structure in the area as well affecting local residents with no increase in services in the area, especially the increase traffic and people in the area and the transportation needs.

The objections have not been considered clearly by the council and does not go far enough to dealing with the issues raised. Nothing has been done to improve the 'elegance' which was claimed by the developers.

Yes there is a plan for a new station at Brent Cross west however the capacity on these network are already busy during peak hours and there is little to provide additional services due to near max capacity already reached on Thameslink services.

The structure is out of keeping for this area, it is overbearing overlooking neighbouring properties and completely overwhelming for residents in neighbouring boroughs.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Florent Grundeler

Address: 110 Claremont Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am mindful that London lacks accommodations but this development is going to ruin the local area, make it over crowded, create further congestion and traffic in an already extremely busy junction, put pressure on local schools infrastructure and put more pressure on the health system when the local walk-in centre was closed recently. Building such high rises will create a bad precedent and lead to further development that will make the area less liveable. As with the new cladding regulation, those will be expensive to maintain every couple of years. Are we storing problems for the future?

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Bernie Flynn

Address: 33 Temple Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the highest building to 19 floors is not going to change my views previously submitted. This proposed development is going to completely change Cricklewood. The height of the blocks will dwarf the surrounding area, taking light from surrounding buildings and changing the skyline. In addition, is there really the need for the amount of proposed commercial space? The pandemic has changed shopping and working practices.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr adam fay

Address: CHILTERN GARDENS LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a horrendous idea as it is very out of place in the area and is way too high which makes it stand out like a sore thumb. It is ugly. Will add more people in an already crowded area causing more traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alice Butterton

Address: 13 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous objections still stand, All the buildings are far too high - this small change to one building by the developer is totally inadequate'. ALL THE buildings are too tall and none should be any higher than 5 storeys

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Gerry Weston

Address: 64 Teignmouth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although welcome the reduction in height of tallest building, it is still too high, too massive. It will impose too much on the area; as well as causing problems with local infrastructure required.

I think it represents over-development of the site. A much more modest devt wouyld be welcome to regenerate the area without the adverse effects of this proposal

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Lisa Zaidell

Address: 33 Newton Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reduction in height is not enough and only 1 storey less than the original proposal of 20, which is far too tall for the local area and planned space.

Barnet have made their report despite the consultation period still open- clearly the full consultation and objections have not been reviewed nor considered.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1050 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 19 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 25 TO 19 STOREYS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1100 TO 1050).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Hyoms

Address: 64 Westcroft close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised plans do little to address concerns raised by earlier comments. The plans are grossly out of keeping with the area and the imposition of 19 storey towers has no justification. There is no need for a landmark in the area (not rationale is given), they will cast no more than shadows over the area and dwarf everything around it for mile and miles.

The marginal reduction in units means no material change to the outcomes of the travel survey and still no mention of addressing the limited facilities in the area and how they will accommodate the additional population.. Finally the cycle plans are misassumptive re the A5 Junction in particular. Speaking as a cyclist there will be no dismounting taking place and this will place strain on the junction and the flow of motor traffic.

The plans are ill conceived and must be dramatically downsized.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jen Hyoms

Address: 64 Westcroft close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident this is not acceptable. Whilst I can see observations are being considered, the trimming of one block by 6 stories and 50 residents does little to change the proposals. There has been no adjustment to any other building and the buildings in totality will be overbearing the area. Traffic, light, aesthetics are all impaired by this proposal.

The local area is not designed for such density of population, and the proposals for little to nothing to address any additional burden placed on the local neighbourhood. What additional facilities are planned to offset the impacts? Schools, doctors, train services, bike lanes? Nothing is being given back to the community.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

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Address: 64 Westcroft close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

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The local area is not designed for such density of population, and the proposals for little to nothing to address any additional burden placed on the local neighbourhood. What additional facilities are planned to offset the impacts? Schools, doctors, train services, bike lanes? Nothing is being given back to the community.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lorna Greenwood

Address: 1 Somali Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a real need for housing in London, and especially so near public transport. This is a perfect site for housing and mixed used retail. Cricklewood is ideally located for both commuters and the growing number of people working from home. As a local resident, I know it's a very nice place to live.

This application is not appropriate, and I strongly object. It's clear that feedback to the developer from neighbours and community groups has been consistent and completely ignored. The applicant is well aware of the strength of objection and concern from local residents. Following the informal consultation period, the developer's reduction in height of the tallest building from 25 to 19 storeys and from 1100 units to 1050 makes no real attempt to compromise or reflect the extensive feedback from the local community. It's a small site and the density cannot be found elsewhere in the area.

This super dense development would lead to severe pressure on local infrastructure in a location where infrastructure is already severely lacking. There is no provision for additional services in the plan, which is of real concern.

As a cyclist, I am concerned that this is a cycle-hostile proposal. Having a small path to be shared

by pedestrians and cyclists does not represent a serious attempt at promotion of cycling. I am further baffled by the suggestion that cyclist might dismount on Cricklewood Broadway, I don't understand where this suggestion has come from.

I urge the committee to reject this application, and the developers to come back again with a serious plan that the community can really get behind.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Hoffman

Address: 20 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans have not changed to any extent. My objections remain precisely as previously

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Golders Green Residents Association

Address: 105 Cheviot Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:GGERA strongly objects to Barnet Council's Planning department rushing the planning process and disrespecting its residents and those who objected by publishing The officer's report ahead of the deadline for closing the consultation. This is undemocratic and raises the question: WHY THE RUSH?

We continue to object the proposed modifications which still are totally out of scale, proportion and totally disregards Cricklewood' character and context.

Any recommendation to approve has little to do with Cricklewood and more to do with Barnet wide housing numbers

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Waller

Address: 20 Caddington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: My previous comments stand. Local Infrastructure cannot cope with the extent of the development.

Goes against the draft local plan in height

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katie Law

Address: 12 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still far too tall, still far too densely packed, still not enough green space/play areas, still just all about developer's profit and nothing to do with the Cricklewood Community which will be blighted forevermore if this closely packed cluster of sky scrapers is approved.

This raised site, right in the middle of Cricklewood Town Centre, should not be higher than 6 storeys. Whilst this is still far above (towering above) the predominant character of 2 and 3 storey Victorian and Edwardian terraces in Cricklewood, a raised 6 storey height would fit in with the already approved co-op site (1-13 Cricklewood Lane, approved at 9 storeys); the 8 storey built flats at 112 Cricklewood Lane (which stick out like a sore thumb, and are already too tall for the area); and the relatively modern developments on the other side of the railway tracks.

Over 1000 units/families is far too densely packed. It is packing in human beings like sardines. No green spaces, no play areas, no environmental quality. Have you heard of Covid. Have you heard of mental wellbeing. This developer should be ashamed - as should Barnet, for ever indicating that this small site in the middle of Cricklewood could cope with such a densely packed development - let alone believe that it would be anything other than detrimental to the whole Cricklewood area.

For these reasons, all my other previously raised points, and those points raised, a zillion times by the whole community, this is still a categorical NO! NO! NO! from me.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Su Fernando

Address: 16 Mora Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As most of the comments have covered what I would say, I will simply say that we don't want this monstrosity here in Cricklewood. It will not do anything to enhance this already overcrowded area, but will simply add to the congestion and strain services. Please reconsider and scrap this project. We like having B&Q, Poundstretcher, and the Tile shop. Every available space should not be built on.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Abbas Gujjar

Address: Cricklewood Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is too much congestion in Cricklewood already and there is not enough open space. Crime is going up by the day.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Zaib Davids

Address: 11 Blackstone Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area already has a very dense population. The space and the infrastructure cannot support this huge number of housing units. The area is one of high deprivation, putting dense housing in this area without sufficient amenities will only cause a further degradation of the general area. The blocks are still too high, the units too dense and the supporting amenities inadequate. I would not support this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Pamela Adams

Address: 35 chiltern gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is little change to the existing plan which we rejected. 13 storeys is too high for this area and the developers need to consider the impact of this to the area, residents, infrastructure, traffic management, parking, public facilities such as doctors etc.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Reeshi Shah

Address: 6a Langton road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even with the revised plans the actual height of the buildings are way too tall. They are towering over cricklewood and will be the tallest buildings visible. Please reduce the height to fit into the local surroundings to prevent cricklewood centre from having a huge eyesore

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Michele Davis

Address: 78 Cumbrian Gardens Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the development but do feel that the height of the buildings are too tall for the area. 10 stories would be more appropriate for the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Shafique Ahmad Choudhary

Address: 114 Olive Road Cricklewood/ London

Comment Details

Commenter Type: Councillor

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I do agree that regeneration is required for the area but building up like Barnet has done Collindale is not acceptable. My main objection is the height of the building which I understand is up to 18 storeys. Why this kind of development in the area where already density of population is very high. Jobs are scarce to find and also Brent Cross going up now in speed. Roads are few and quick existing points for vehicles traffic is full of bottleneck hindrances. Please do develop the area but consider density, traffic issues, living conditions and ultimately impact on general and residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Arie Gilbert

Address: 84 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously commented that although I am supportive in principle to the redevelopment, I object to the plan due to a number of issues. These remain with the new application and in brief are:

- Building Height: There are no buildings in the area that are high rise and therefore the site needs to at least fit in with the environment. As such, the maximum heights should be c. 8-10 stories where it will already be much higher than other buildings
- Traffic Solutions: The additional flats will significantly increase the traffic on the Cricklewood Lane A5 junction where Cricklewood Lane is the only route through for a significant distance either way on the A5. More investment needs to be made to improve this issue (even with the ongoing changes being made) e.g. including an additional road in the development to link the A5 to Claremont Road

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss honey bowdrey

Address: 25 Chambers Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to these plans on the grounds that the buildings are far too many storeys and not in keeping with the surrounding area. 18 Storeys is far too tall and building heights will ruin the landscape and skyline in the surrounding area and beyond literally sticking out like a sore thumb! There will be a significant strain on local infrastructure with this many units being occupied and it will have ripple effects on all the surrounding areas with stress on parking, public transport and over crowding. I urge the planning committee to review and consider local options.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lewis Foti

Address: 18 Dawson Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It beggars belief that this planning application has not been immediately rejected. The revision that reduces the height from 19 to 18 stories and the number of residential units from 1050 to 1049, exactly one unit less, does nothing to address the objections that have been raised.

To summarise they are as follows;

1. The height of the buildings is out of keeping with the area, nothing over four stories should be permitted.
2. The area suffers from a shortage of parking and high levels of traffic congestion. The addition of 1049 residential units and the associated vehicles will exacerbate this.
3. Local public transport is already congested and lacks sufficient capacity to support passenger numbers at peak times. The additional passengers from this development will exacerbate this situation.
4. There is a shortage of medical facilities in the area, an increase in the population density will exacerbate this.
5. There is a shortage of school places in the area, an increase in the population density will exacerbate this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Agar

Address: 57 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to re-iterate my objections to the scheme in its latest, modified form, following a letter received from LB Barnet on the 19th of August 2021.

While I appreciate that there is some kind of "conversation" taking place between residents and the developer and planners, the recent changes do not fundamentally change my position (and that of an overwhelming majority of local residents) that this scheme is out of scale and proportion with the area and will cause a range of issues.

The reduction from 19 to 18 storeys makes no difference - the towers remain out of character with an area predominantly composed of 2 and 3 storey victorian buildings.

The miniscule reduction in overall unit numbers still means local services, transport links (rail and road) and other amenities will be overstretched to the point of collapse.

My previous comments all stand despite the recent changes.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs karina sauerland

Address: 14 Gillingham Road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Cricklewood is a very busy part of North London. The traffic is very heavy and the infrastructure will not cope with a development like the one proposed.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Caroline Ogdee

Address: Flat 3, 33 marble drive Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that the number of storeys needs to be in keeping with the surrounding area. Cricklewood is already over resourced and the number of tower blocks/multilevel buildings are already an eye sore.

West Hendon is a perfect example of where a community has been over subscribed and the feeling of a true community lost.

To do the same on Cricklewood Lane would be to our detriment. We do not have enough resource to maintain reasonable numbers in schools and health care locally to introduce such high numbers will only cripple already over subscribed services

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Andrew Shaw

Address: 26 Burgess Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The latest amendments are a time-wasting abuse of process. The currently proposed modifications are so minor as to be irrelevant and they do not address any of the issues raised in objection to previous proposals. These include the development being out of keeping with the rest of the neighbourhood, not supportable by local infrastructure (roads, public transport, schools and medical facilities), and adversely affecting the natural light currently enjoyed by the surrounding houses and flats. The new proposal is to reduce residential units by a single unit which is 0.1% of the total. It makes no practical difference whatsoever and the previous objections remain entirely valid.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs caroline O'Shea

Address: 152 Randall Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These new plans still do not fit into the surrounding area. If these plans go ahead the stretched amenities that we have will be further stretched. I can not see the benefits of this construction other than someone making money. We do not need any more flats in the area we need money pumped into the high street to make it more appealing

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Chanelle Crawford

Address: 136 clutterhouse road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I highly oppose this proposed development yet again.

Planners have once again failed to take the population density into account. Over one thousand residences in that small site is severe overcrowding in an already crowded area. No infrastructure for such a number of people is in place or could be put in place. There is already far too much traffic including local traffic in the area. We do not need to add ginormous eyesore tower blocks to an area we have made so much effort making nice for the incumbent residents. Original residents of the area have been shunted as it is. I STRONGLY OPPOSE THIS DEVELOPMENT

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Donald Shields

Address: 25 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still find the proposal to be too tall, 18 stories is very much out of character with the Cricklewood area. Even the tall towers along Shoot up hill are only 15 storeys. There is nothing in the immediate area that is anywhere near this height. I fear that the buildings will provide lines of sight from the proposed balconies along Cricklewood Lane into the sky lights of house on Elm and Oak Grove, an unintended breach of privacy for existing Grove's residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mai Newe

Address: 94 Shoot-Up Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is still completely wrong for Cricklewood. It is still too tall, with too many units and will create even more pollution in an area that is already congested. Public transport services like buses & trains are already overstretched. Essential services such as GP surgeries, dentists & hospitals are at capacity as it is. Barnet Council keep asking for views from the public & ignoring them. Are they hoping people will get fed up filling in the same thing and they can get this completely unsuitable development through by stealth.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Phillip Sommerich

Address: Ground Floor Flat 4 Somali Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This really is treating the neighbourhood with contempt. In response to overwhelming opinion that the initial scheme was out of scale in the area, contributed nothing to the community but created burdens in terms of extra usage of public transport, schools, almost non-existent public space, etc, the applicant offers to reduce the scale by ONE storey and ONE flat.

Outrageous.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sian Davies

Address: 12 Somerton Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just one storey less ?

Is this new application a joke ? Do we really need and want more soulless tower blocks in this area ?

Cricklewood is not the most attractive area as it is let alone adding this ' blot on the landscape ' ! Just another money making venture. Shame on you !

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Corin Stewart

Address: 79 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the height from 19 to 18 storeys and the number of flats from 1050 to 1049 (!) makes little difference and all the previous objections still stand: this development is entirely out of keeping with the style of Cricklewood; it is huge and will overshadow the neighbourhood; the nearby pavements are too narrow even for the existing level of pedestrian traffic let alone for the inhabitants of 1049 new flats; there is already too much car traffic and parking congestion in the area - the flats will bring more; there are not enough schools, GP surgeries or other facilities for the already existing local population; there are many other developments in the wider neighbourhood all putting pressure on space and facilities.

How many times is the developer allowed to make such minimal changes to the plans and the local residents be required to object yet again? I object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Ulla Thiessen

Address: 41 St. Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposal as it is vast overdevelopment, too high, much too dense, and lacks all proportions of desirable townscaping. The amendment is to reduce the skyscraper by just one floor and only one flat.

In my previous objection I suggested all blocks must be limited to 8 floors (NOT 18!), and that the number of flats is reduced by half - so maximally 525!

Nothing more is acceptable- ever!

Please refuse

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Igor Berezovskyy

Address: 56 Galsworthy Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I was hoping to see real revision of the submitted plans, not that unacceptable buildings of 19 storey high would go down one storey only and the density of units would go down from 1050 to 1049. This does not change anything in terms of density and almost nothing in terms of shadowing, overbearing heights and out of character architecture. The buildings should be 10 or maximum 12 storeys high and the number of units much lower. Where is justification for such revision? It seems that financially the developer would only use 1 unit whilst saving on building one storey. This also means that people would be cramped in as a number of units is going down just by 1 unit. Why such a response? Clearly it did not address any concerns and objections raised previously.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Wendy Noble

Address: 2A Leith Close Kingsbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The "revised" plans submitted by the developer are an absolute joke. Reducing the height from 19 stories by one to 18, meaning ONE fewer property! This does absolutely nothing to address concerns about over-crowding and densely packed residential properties, the knock-on effects on public transport, local schools, GPs and hospitals etc, or the increased traffic on a road network that is already at capacity, or indeed increased travellers with little access to public transport other than infrequent busses and trains. I cannot believe that Barney council are seriously considering this proposal, and particularly this pathetic revision to plans.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss nicole dainton

Address: Flat 3 35 lichfield Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

At first reading of this 'revised' application I thought it might have been a joke. The developer has obviously not taken into account the objections and concerns of the public from previously submitted applications. Planners have once again failed to take the population density into consideration.

A reduction from 19 stories to 18 and a reduction of 1 building does nothing to address overcrowding concerns or the consequential effects on transport, schools, GP, etc. The traffic is already problematic in this area.

I too strongly object on the grounds of:

Loss of area character

Loss of light and overshadowing

Overlooking and loss of privacy

Increased burden on public transport

Inadequacy of parking and loading

Traffic generation, compromised roads access and highway safety

Increased pollution

Increased burden on our sewage and water systems

Increased noise and disturbance resulting from use

This revised application is a complete mockery of making any attempt to address public concerns.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Band

Address: 70 Teignmouth Road Flat 1 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident am again objecting to a revised version of this proposed development.

The environmental impacts of the development as a whole have not been significantly reduced. The proposed high-density residential development in this location would still put great strain on local infrastructure and resources.

The tall buildings would still be an extreme contrast to the character of the area, with its 2 to 3 storey buildings, and in my opinion would exert a depressing visual effect rather than functioning as some sort of 'landmark'.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jody Graham

Address: Flat 1 14 Minster road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The change in the plans is meaningless. There is still an 18 story block. Which is ridiculously high for the area. It will have as much an effect for those of us on the camden side of the border.

The massive effect on infrastructure for this type of development - traffic, pressure on the Cricklewood Thameslink station, medical, dental, schools just to name a few.

Putting multiple high rise buildings in an apartment overcrowded area has not been thought out.

The social housing is minimal.

Please consider those of us that have to live with this monstrosity

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Bob Wootton

Address: 55 Exeter Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the notification of change of this application.

I wish to reiterate my continued objection to this development on the grounds that :

1 - merely removing the uppermost of its 19 floors will not ameliorate such a gross overdevelopment and resultant over population and stress on local amenities

2 - the highest building for hundreds of yards in any direction is only a few floors high, so this development will drastically alter the skyline for the worse.

Thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Woods

Address: 11 Leigh Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The 'revised' application is a joke. It makes no material difference to the size and density of the proposed buildings. All the objections still apply. Too large, too overbearing, damaging to the local streetscape, too much impact on local services and infrastructure - schools, doctors, transport etc.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jan Haider

Address: 5 Pennine Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We want B and Q to stay. We do not want high rise buildings. They are intimidating and block the light.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Redston

Address: 22 Kenneth Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Yet again, I point out that these blocks are far too high. The maximum should be 8 storeys in this location.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katie Foreman

Address: 6 Lichfield Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the storeys by 1 floor is not good enough! I highly object to the height of these proposed plans! So unnecessary for this area when nothing else around us is this tall! These buildings are going to take away all of my afternoon light from 2pm onwards. These will be seen for miles and be a complete eyesaw. Totally unacceptable for us local residents. Please, please, please do not build these buildings this high!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Joyce Rego

Address: 115 Westcroft close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a kind of a bad joke to reduce from 19 to 18 storeys. Can't anyone see that this project is abusive, too many apartments, the area will be more overcrowded, we see it in other areas, West Hampstead can't cope with so many buildings.

Cricklewood is already unbearable, with this amount of flats and floors (too high), will be almost impossible to live here. Pollution also high, it's chaos already. Pls, stop that project or at least whoever in charge, have common sense. Terrible terrible

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Grace Kamel

Address: 83 Cotswold Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This is not acceptable!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Barbara Goldberg

Address: 22 Harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Truly, this application is a waste of public time and a disgrace - AGAIN. The planners have reduced the height of the planned building by one floor and the number of residences by one - from 1050 to 1049! How many more times do you need to be told that the area will not cope with this number of extra residences. The roads will be gridlocked, and where will the children go to school? In the area - I think not! What school has the capacity to meet this demand? They will have to be driven to schools further afield - adding to the traffic. And what about the pressure on the GPs? Is anyone giving this any thought - or any thought to the impact on the local community. This is the third time we have had to object on exactly the same grounds.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kate Leahy

Address: 116 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I submit an object to this planning as the height of the building is not in keeping with the area.

1049 units is too many units in one small urban area.

The area is heavily congested with traffic and this is going to increase significantly more with the increase in units.

The local amenities are not sufficient to support education and healthcare.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Fiona OBrien

Address: 116 Gladstone Park Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I submit an object to this planning as the height of the building is not in keeping with the area.

1049 units is too many units in one small urban area.

The area is heavily congested with traffic and this is going to increase significantly more with the increase in units.

The local amenities are not sufficient to support education and healthcare.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Susan O'Reilly

Address: 7 Crossway Chesham Bucks

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As commented twice before- too much traffic already in area. The area is hugely congested already and this development will only add to the pollution, noise etc. Buildings completely out of character for the area. Lack of infrastructure as local services already at breaking point- doctors, dentists etc. This is very insulting to change the plans by the removal of 1 residential unit- you are not listening to local people and hoping people will give up opposing this.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Breedon McGuinness

Address: 47 Prayle grove Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do not want this happening in my area. What is going to be like in the next ten years?? . Last week it took me 35 mins to get to cricklewood?? When two years I could drive there in 3.45 mins. ??? Every day the journey gets longer and more frustrating.. Strongly object!! I can see a lot of people who have lived all their lives in cricklewood moving out.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Siobhan Cloran

Address: 50 Gladstone park gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A development of this scale would completely change the landscape of Cricklewood, and the surrounding areas are not equipped to deal with the extra thousands of people that would be moving into the development. Surrounding traffic would become unbearable (already atrocious) and the nearby services (doctors, dentists, schools etc) would be impacted massively. The area already has far too many massive blocks of apartments being built. This proposal is too tall and completely changes the view of Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rebecca Wells

Address: Thorverton Toad London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 18 stories is still too high and not in keeping with the surrounding area. Cricklewood is a low level small suburb which does not need to be dominated by huge tall buildings. This will change the nature of the area and the surrounding houses. Cricklewood is already overwhelmed by traffic coming off the M1 so Cricklewood will struggle with the infrastructure and traffic for the number of units suggested.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Lance Mercereau

Address: 31 Somerton Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

After two public consultations, it is clear that Montreaux and the council are not listening to the thousands of local residents who are very much opposed to the massive and unprecedented scale of a development. Now, we are on a third consultation; and the opposition will remain as long as both parties (Montreaux and Barnet Council's planners) continue to go against what residents want for their local community. The current plans will ruin Cricklewood's look and feel, and negatively impact surrounding homes. Cricklewood has no buildings more than 10 storeys (there is a building of flats next to the Virgin Active Gym) so why propose even taller ones that will block the sun and the views of those living in the area? This makes no sense. My family is against the plans proposed by the developers, and promoted by the council, because NONE of the numerous tower blocks should be more than 10 storeys!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Lara Olsburgh

Address: 56 Caddington Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still oppose. This is getting very tedious. The proposed planning application is for far too many residences with too dense a proposed population for the locality. The buildings are too tall. 8-9 floors would be more in keeping with the area. There are inadequate services already in our locality. For example Cricklewood Thames link has been reduced to just 2 trains an hour. This is laughable for a proposed additional 1049 new homes. For the past year it has been impossible without huge inconvenience to access Willesden Green station by bus from any residences between the A5 and A40 due to Cricklewood lane closures in one direction. It is making public transport travel intolerable.

This is a greedy and inhumane proposition for development in an already congested and under-resourced area. The new Brent Cross station is too far to get to. There is insufficient parking provision for this number of homes which will be served with already insufficient and reduced travel links.

There are insufficient schools or medical facilities in addition.

Reduce the number of units and the height of the buildings.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Faadil Dawood

Address: 11 Blackstone Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: So today is too high, too dense housing. There isn't the infrastructure to support over a thousand more homes in such a small area. The area is badly served, it's untidy and dirty. No additional medical services, schools etc. The area is already deprived, not enough amenities. Not right to add further demands on limited stretches of local resources. That it will cause even more congestion in an already congested area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Aviva Kaufmann

Address: 55 Brim Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This amendment is shameful. The difference between this and the original proposal is almost nothing and seems to be a box ticking exercise.

My original comments still stand. This development will be an eyesore and is totally inappropriate for the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Dennis Xavier

Address: 58 Caddington Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Such a massive development in an already highly congested area is completely unacceptable.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr J Crisp

Address: 103 Cumbrian Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: One floor and one unit reduction is not a reduction worth considering it's insulting to the public. I wholeheartedly object any and all redevelopment plans for the B&q site. The redevelopment is NOT needed just to line fat cats pockets to make them richer and over populate the area even more which is incapable of supporting the already over populated area. With a train station already too small for surrounding area. And the shadow cast by the over sized buildings will cast 1000's of homes in eternal darkness. And the oversized buildings are not in keeping with the area at all and are not needed. The B&Q site should be left alone.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Margaret McLaughlin

Address: 124 Estcourt Road Watford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not support this application. It will cause overcrowding in an already busy area. Not enough parking spaces and will have a major impact on all schools in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lorraine Fay

Address: 79 Cleveland gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is still unacceptable. The removal of one floor and one less property does not help the traffic congestion we experience in cricklewood every day already. Residents already can't get a doctors appointment or children into locals schools. This development should be no higher than 8 floors.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Bucker

Address: 193 The Vale London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note that I have previously commented on this matter to the effect that this development is completely unacceptable with regard to impact on local traffic and infrastructure, and will completely change the nature of the area. The ludicrous change from 1050 dwellings to 1049 etc does not make it any more acceptable, and wastes everybody's time.

By even entertaining the proposal, Barnet Council is acting perversely against the interests of local residents. The application should be rejected out of hand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Lohan

Address: 40 KEYES ROAD LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application on the grounds that firstly and most importantly it doesn't reflect the area, as Cricklewood doesn't have high rise buildings as are being proposed. It is important for Cricklewood to protect its built heritage in regards to the current buildings and their height not exceeding 5 stories.

I don't believe that there will be enough social housing after all these builders are in business and the business is to make money.

I don't believe that such monstrosities will enhance my area as they will cast long shadows and only encourage other planning for more gastly structures.

I believe the proposal is an over development of the site in regards to the amount of buildings and height. The properties which have been established for decades will be overshadowed - I see you don't take such things into consideration but you should as it impacts every day life for the people overshadowed and has a detrimental effect. Who want's to be overlooked by so many faces as you sit in your private garden/area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Myles Hickey

Address: 51 St Gabriels Road Willesden Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This latest application has a minuscule amendment to the previous applications and it is absurd that the applicants can "game the system" in this way with successive applications hoping to wear down the objectors. The new scheme is no different in substance from earlier versions and is objected to on the grounds of gross and unsympathetic over-development. The buildings proposed are too tall, out of character for the area, and the number of dwellings far too great; the scheme will cause congestion and foist too heavy a burden on local services and amenities. There is too small a proportion reserved for genuine social housing to alleviate housing shortage in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mikki Rain

Address: 4 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All the objections that I have previously made still stand

Over a thousand new high rise apartments for such a small site is essentially overcrowding.

Resulting in poor quality of life

for residents and neighbours. The building heights are totally out of scale in a neighbourhood (there is a conservation area next to the site) that generally have two to three stories. It will be like a New York sky line towering over Victorian Terraces. There is plenty of new housing planned in the area, particularly BXS new town and most of the retail outlets on the Edgware Rd in the Cricklewood area are scheduled to be replaced with blocks of flats. The impact of 3000 new residence on already stretched local amenities and the increase traffic and transport demands will be a major disaster and greedy developers are behind this.

Mikki Rain

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Bernstein

Address: Garden flat 5 Moss Hall Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am astonished at this token reduction in the storey height of the main tower. This seems to me to be an insult to all those who have objected on the grounds that this 18 storey building is imposing, out of character with the area and will invade the privacy of those in a large number of buildings nearby (such as the Terraces).

It is outrageous that this is the best that can be done. I am angry (as my Partner lives nearby) that she and so many others are simply being ignored. It is a scandal that is simply unacceptable and I am astonished that the Planners and Councillors can condone and accept this monstrosity and clear over development of the site.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Raymond Clargo

Address: 1A Howard Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again -

The skyscraper is not required in this area.

How many more times do I have to Oppose this suggestion - all this paper work as well.

I OBJECT TO THIS BUILDING

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr William Newsholme

Address: 137 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This revised application is positively insulting. Reduction of a single unit & the maximum property height reduced to 18 stories! This development remains completely out of keeping with the neighbourhood and the revision makes no difference to the massive impact it will have on overcrowding of local transport services, road traffic and pressure on local medical and other services.

Brent, you want over 1000 new dwellings? There are plenty of brownfield sites available across the other less crowded areas of the Borough, but maybe that would spoil things for the richer residents? Developer, go profiteer elsewhere please.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Allifia Abbas

Address: 137 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Is this a joke? This revised application is positively insulting. Reduction of a single unit & the maximum property height reduced to 18 stories! Will you ever listen to the local community? This development remains completely out of keeping with the neighbourhood and the revision makes no difference to the massive impact it will have on overcrowding of local transport services, road traffic and pressure on local medical and other services.

Brent, you want over 1000 new dwellings? There are plenty of brownfield sites available across the other less crowded areas of the Borough, but maybe that would spoil things for the richer residents? Developer, go profiteer elsewhere please.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr dan durban

Address: 54 caddington road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not in keeping with the local environment and changes the skyline of a quiet residential area. Towers are too tall, too much pressure on infrastructure, traffic, parking, roads. Too many dwellings. Not enough amenities to cope with influx of population from so many dwellings

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Suzanne Crisp

Address: 12A CRICKLEWOOD BROADWAY LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood does not have the infrastructure to support any more large housing developments

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alison cossar

Address: 35 Hoveden Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the height of the tallest tower from 19 to 18 stories does not make one jot of difference. The development will still be far too tall, out of keeping with Cricklewood and with neighbouring developments where the height has been capped at 10 stories which is the maximum that Barnet tall buildings policy, or whatever its proper name is, allows. Is Montreaux going to carry on submitting amendments which drop the height by one storey? All my previous comments and objections stand. It is an ill thought out disaster in the making.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Karmjit Kaur

Address: flat 1, 87 Anson Road Willesden Green London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

This revised application is of little consequence. Reduction of a single unit & the maximum property height reduced by one storey to 18 stories! This development remains completely out of keeping with the neighbourhood and the revision makes no difference to the massive impact it will have on overcrowding of local transport services, road traffic and pressure on local medical and other services.

The towers are way too high and need to be reduced by atleast 50%!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Karmjit Kaur

Address: flat 1, 87 Anson Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

This revised application is of little consequence. Reduction of a single unit & the maximum property height reduced by one storey to 18 stories! This development remains completely out of keeping with the neighbourhood and the revision makes no difference to the massive impact it will have on overcrowding of local transport services, road traffic and pressure on local medical and other services.

The towers are way too high and need to be reduced by atleast 50%!

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Del Prete

Address: 54 lecky house Oman Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already quite crowded and polluted and there are several school. I don't think it is the right place to build a high building and what for? Offices? Who would come there?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Hourihan

Address: 112 Fleetwood Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is totally out of context with the local area's current problems with traffic and congestion. The Cricklewood intersection on shoot up hill rd is so congested and polluted. It is a nightmare to get anywhere by bus or car or bicycle in that area. This development will only add to this, particularly due to the proposed size of the development. Additionally, this area has a general problem with availability of schooling and access to GP and dentists. A development of this size without parallel development of public services will completely overwhelm the current services in this area.

Further, without additional investment in public transport, this area will be totally disabled by this development. There is already not enough transport through the Cricklewood station to meet the demand of the current residents, and using busses through this area is impossible due to current traffic demands. I am also concerned about pedestrian safety at this intersection as there is also so much traffic in this area and pollution that I am concerned that increasing both the number of pedestrians and the inevitable traffic associated with them, will lead to further problems with road safety in this area.

Finally, this proposal of 18 floors is totally preposterous as there is nothing in this area that is of that size. This will lead to significant problems with light, skyline, and totally dominate over the area. It is completely out of context with the local environment. 18 floors in such a tiny area with no

additional public transport, schooling and GP/ Dentists will inevitably lead to a 'sink estate' with multiple social problems leading to cricklewood further deteriorating as a local community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Pp Caffrey

Address: 40 Horton Avenue Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As previously stated, I strongly object to the proposed development, it's far to big and too high, it would be totally out of keeping with the surrounding area, it would cause overcrowding and put pressure on GP surgeries, schools etc. Traffic is already horrendous, public transport already overcrowded.

To revise these plans by one storey is ludicrous. This development should be scrapped altogether. High rise flats are not suitable for this site in any shape or form. Say NO to this development, thank you.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Harry Ingram

Address: 103B Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Vastly insufficient approach to the huge levels of added traffic and congestion in an already majorly over congested area.

The area around both of the entrances/exits to the current Broadway Retail Park are incredibly congested. The Edgware Road through Cricklewood is such a hotspot for peak time traffic. It's a major road having to slow down majorly to go through a very busy, bustling high street. The coop/Walm lane lights are a disaster as large amounts of people turn off here across the traffic, having to wait in the centre of the road. There is currently space for 2 cars to wait. Having an additional 1000 residential vehicles registered to within .1 miles of this location is absurd. The sheer number of properties and car parking spaces is a sign of a disaster waiting to happen.

Please reject this application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Villos

Address: 8A CRICKLEWOOD BROADWAY LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We don't need a high rise building like this in Cricklewood. There are plenty of these already in Colindale, Wembley and other locations most of which are only 40% occupied anyway. It's an unnecessary eye sore which should be capped at 8 stories MAX. Don't turn Cricklewood into another concrete jungle!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Nahuel Durante

Address: 19a, Temple Road Temple Road LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a neighbour living in Cricklewood I think it's a lack of respect that a proposal that has been so widely rejected by the neighbours in more than one occasion keeps being sent for consideration with minor changes. To all the ones responsible of judging this proposal, and the designer/builder company, please come to live some months to the corner of Broadway and Cricklewood Lane and experience by yourself the collapsed state of traffic, services and bus stops at peak hours. Then you'll understand why neighbours feel so frustrated with this proposal without a hole area infrastructure development bring done before adding more hundreds of houses/flats.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maureen Brookbanks

Address: 32 Garth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again, I object to the proposals - the reduction of one storey in height did not sway me - because I firmly believe that such a development would have an irreparable affect on Cricklewood and our community, making it more polluted, blighted by traffic and overcrowded. Local services - from transport to doctors - will be put under strain and local schools will be put under severe pressure for places. Please reject this ill conceived plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Brookbanks

Address: 32 Garth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these plans because I believe that they will have a detrimental impact on our community - from an increase in traffic and pollution to adversely affecting local transport, schools and doctors. We already have significant development in the area - from the vast Brent Cross development to new flats and houses on Granville Road. Enough, please.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Josefine Speyer

Address: 20 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed scheme is as before totally and utterly unacceptable. In fact reducing the number of flats from 1050 to 1049 is insulting. And the reducing the number of stories to the current number is still far too high!

If this scheme it would have a detrimental impact on our community - from an increase in traffic and pollution to adversely affecting local transport, schools and doctors. We already suffer unacceptable high levels of pollution and severe traffic congestion.

Plus there are already all these new developments in our area, we can't cope with any more. It is just inconceivably awful to imagine what it will be like if this proposal were to be accepted! It is a social crime to built tower blocks here!! We say absolutely and categorically No to this!

This project smacks of profit thinking when the needs of the community should be at the heart of the decision making, not lining the pockets of developers and Barnet Council.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Svetlana Novodvorskaya

Address: 30A Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is still wrong for our neighbourhood. The development will have a monstrous look totally not in line with the existing historical keeping. The size of the development will have a huge impact on already stretched resources in our area. The number of flats and inhabitants will add strain to the local roads, increasing the traffic, availability of places at local GP practices and schools.

I don't mind new affordable housing to be built on site; as well as commercial premises for shops etc but it should be of adequate size not damaging or worsening the quality of life of the residents who lived in the area for years.

Thank you

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Svetlana Novodvorskaya

Address: 30A Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is still wrong for our neighbourhood. The development will have a monstrous look totally not in line with the existing historical keeping. The size of the development will have a huge impact on already stretched resources in our area. The number of flats and inhabitants will add strain to the local roads, increasing the traffic, availability of places at local GP practices and schools.

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Thank you

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Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Vadim Karp

Address: 30B Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to these development plans. In fact, what the developers did by listening to the public and amending the size of the development and number of flats from 1050 to 1049 is a joke

They clearly don't listen to us neighbours and are being arrogant and ignorant.

Once again this development is inappropriate and will deteriorate the quality of life of the existing neighbourhood.

The development has to be smaller and of adequate size (no more than 5-7 storeys) for it not to be damaging the Victorian look of the area and not add strain to already stretched resources and infrastructure

Vadim

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Talya Zysblat

Address: 46 shirehall park London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overcrowding with out a proper infrastructure in the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Mary Radnor

Address: 52c cranhurst road london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The last thing this neighbourhood needs is another high rise / huge development which will only cause more congestion in the already densely populated area.

Not to mention the long period of traffic and further road restrictions.

No thank you!

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Radnor

Address: 52c cranhurst road Nw24lp

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear team,

Since moving into this area 8 years ago, the quality of life, roads, comfort and efficiency had decreased hugely - the area has been saturated by developments, road works, construction.

Enough!

We do not want another eye-sore building plonked in the middle of our neighbourhood.

We do not want more road restrictions, diversions, diverted bus routes, cranes, overcrowding due to the area not being able to support the number of inhabitants.

Best regards

David

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Margaret Chambers

Address: 66, Dartmouth Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reduction of 1 storey and 1 flat is a laughable amendment - hardly worth the paper it's written on. 1049 flat and 18 storeys on that site is a blight on the landscape and too many more people squeezed into that area.

I dreamt of a skateboard park and a BMX track being put on the land in front of B & Q and in the car park - something for young people to do - and instead it's just more and more high rise flats.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susie Diamond

Address: 16 Gratton terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to this high rise development. Making tiny changes to the application is wasting everybody's time. All my previous comments still apply.

If the development can be revised to a maximum of 6-7 storeys with no carparking and provision of community amenities including a new GP surgery then I will support it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Carol Scurry

Address: 147, Fordwych Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A reduction of one residential floor, what a joke. We do not want an eyesore in Cricklewood. The buildings are sympathetic in Clitterhouse Park, even Brent Cross Town looks as though it will not be very high. Still no mention of schools and doctors. I believe this is one of the worst ideas I have ever seen. Have the powers to be ever looked around the area, or are they sitting in their ivory towers.

Still no idea about parking in already overcrowded roads. Having lived in this area for over 50 years, the planners are leaving many pedestrians without many local shops except halal shops. Not everybody wishes to use them. THINK AGAIN

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr P Burton

Address: 45 St Gabriels Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed scheme is unacceptable.

The density of the proposed housing is ridiculous.

The design of the scheme is totally out of character with area which is predominantly low rise Victorian dwellings.

Building high rise buildings of any kind will reduce the available light for all residents and will irreparably change the character of the area.

The minor amendments made to the revised plans are absurd - reducing a tower block from 19 to 18 floors and reducing the number of dwellings proposed from 1050 to 1049 is laughable. It smacks of a simple attempt to play the system and wear down the objectors.

There is already pressure on local services, shops and facilities. The impact of the additional residents and traffic will place an unreasonable burden on the area.

This scheme should be stopped

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Erik Carlson

Address: 87 Ravenshaw St London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my points in my previous 2 objections to the last 2 applications from this developer to build on this site still stand. This latest reduction in scale is so tiny as to be of no consequence. We need a huge reduction in the scale of this project, in line with most surrounding buildings, before it can approach acceptability.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sally sampson

Address: 113 westcroft close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely cannot agree to 18 storey, a blight on our landscape, excessive increase in population which is already dysfunctional and not policed.

Access to. GP / healthcare services impacted. local shops, traffic etc all will be out of hand and excessive

public transport will be stretched. Cricklewood station. is tiny and already challenged by long queues to exit on a working day.

New Brent X station will not change this as. most of us live close by the current

My guess is that the development intends for less floors and will pretend 'compromise. for less ie 15 but think we are too stupid to realise the. tactic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Marcus Liberman

Address: 167 Anson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet another minor modification to the scheme that does not address the core objections I have made previously (as have many others). It is still way too high for the surrounding area - making an eyesore for people in the area. Still way to many additional people living in the area in this scheme without any meaningful provision of additional medical & educational facilities, and adding to an already extremely congested set of local roads. Minor modifications at Westbere & Cricklewood Lane plus Cricklewood Lane & Cricklewood Broadway will not be sufficient to counter the effect of the additional traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Yvette Blumberg

Address: 99 Geary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised 18 storey structure and 1049 proposed units are out of scale and density with the building fabric of Cricklewood. The scale of this project will add further traffic to a congested area, pollution, overcrowding, issues of light in surrounding buildings and pressure on essential services and infrastructure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Alexandra Gruebler

Address: 36 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is too large a building project for this area. The traffic increase would be huge. There are not enough shops schools and other infrastructure to cope with this. The quality of life in the neighbourhood would be greatly reduced.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan T R Silverman

Address: 33harman Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised application differs only in detail from the previous applications; the reduction by one level does not address the significant concerns about over development, impact on the local facilities, increase in traffic and strain on local services. The scheme is simply too large for the site and needs a radical rethink

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Deanna Nelson

Address: 26 Heber road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have written my comments on this platform to your previous proposed height requests and I am not satisfied that the reduction of height is acceptable. Losing one story and 1 flat is a joke. Again the issues I raise is traffic, pollution and congestion of an already over stretched A5 road and Cricklewood Lane. Have you ever been at either areas at rush hour? I am concerned as I am a cyclist who gave up a car because of these problems. Bringing another 2000 people in to this area is not an asset to the area. Please rethink your proposal and make greater reductions. I know you are trying to make money and create homes, but please reconsider the impact on the surrounding areas. Further reduction in properties and height is needed, please take all my neighbours into consideration.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Louise de Ville Morel

Address: 3 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still strongly object to this reworked plan, with very little alteration from the original plan submitted it's a joke. The density of housing is totally out of character for the area - much too tall and overbearing, without enough outside space. The amount of new people will completely overload already strained public services, transport, healthcare etc. and there is just not the infrastructure to support this development. It is totally inappropriate and smacks of the developer playing the system.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Tammy Yu

Address: 62 London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building is completely out of character with the area and will negatively affect a vast number of neighbours. The whole area is utterly overcrowded. The roads are at breaking point. Traffic is ridiculous. Air quality is terrible. Getting a doctors or dentists appointment is impossible. The area simply cannot take any more population, especially given the extra traffic and increased pollution from the other developments on Edgware Road. Walking on edgware Road is a necessity for much of us, as is using buses on that route. But this road cannot take any increase in use; the air is far too poor to be able to breathe properly on it. We need to decrease not increase vehicular traffic, and we know traffic will increase once the dump has been completed. Journey times along this route are now so slow due to the amount of traffic on Edgware Road that many people are being pushed into using cars instead of walking and buses.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Yane Christensen

Address: 44 Mulgrave Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object

Out of keeping with the surrounding area

Too big. Will dominate sky line

Area already congested

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Glynis Rudge

Address: 133 Cricklewood Lane Child's Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again an application for building totally inappropriate flats/housing for the area has been submitted for building. Lowering the height of the high rise flats to 18 from 19 is just not acceptable, it is far too high for the surrounding area. Also how much building is Barnet going to carry out. If you go along the A5/Cricklewood Broadway, Colindale, Burnt Oak, towards Edgware all you can see are cranes for yet more blocks of flats, none of which are selling, Granville Road, Brent Cross Town, Hermitage Lane, Finchley Rd corner of Hermitage Lane (flats again not selling) Dersingham Road (flats again not selling) and application has been put in for the Wicks/Matalan site on the A5 admittedly this is Brent but more overbuilding in an area which is already overcrowded. None of these flats being built are what is known as affordable housing, nothing is being done for the infrastructure overworked local GPs, schools, Dentists, not to mention the sewage system.

To get rid of the B&Q site is not a great move, parking will be lost for those who shop in Cricklewood and the outlets by B&Q, not everyone wants to drive to out of town shopping outlets we need this facility.

Please review this application very carefully and think about the surrounding area and the facilities therein.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Cryne

Address: 10 SNEYD ROAD London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: So they reduce the height of one of the blocks by one storey and reduce the number of residential units by ONE. Is this a joke, or what?

All my previous comments and objections still apply - it is grossly out of scale, the blocks are too high, the residential density will, as a consequence, also be too high.

It will be a blight on Cricklewood and all of us who currently live here.

Have new residential units yes - but at a scale that fits in with the surroundings. Not some monstrous block of towers. But acknowledge the problems that will be faced by users of the existing retail premises. How are their needs being accounted for? Not at all it would seem.

REJECT.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Maria Gmur-Pierre

Address: 53a Temple Road Cricklewood Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These developers are just out to waste our time!. One unit less, how stupid. We don't want it. Yes affordable accommodation is needed especially for local people but this is ridiculous and only someone from outside of this area who wouldn't have to look at it on a daily basis would be happy. There is not even a nod towards the heritage of this area. Oh I forgot those on the 18th/19th floors would have a lovely view of the area their homes have decimated!. What sort of developers are you when you see there are Victorian/Edwardian railways cottages in their own little village next door. How unimaginative are you?. But imagination doesn't come into it. It is just greed.

If it is that good build it in Totteridge !!! You wouldn't dare!!

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr daniel selby

Address: 84 Temple Fortune Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new proposed scheme to reduce the number of storeys by 1 floor (and by just 1 residential unit) has no material effect on my comments made in the previous application. Please refer to these comments as I am at risk of repeating myself as to the reasons for objection.

The only reason I can see to reduce the number of units from 1050 to 1049 is to try to "wear down" the local residents by constantly tweaking the development in the hope that the community will eventually give up objecting to the development.

In summary, these proposed high rise storeys are a monstrosity and totally out of "sync" and keeping with the height of all the other buildings in the Cricklewood surrounding area. It would destroy the charm and character of Cricklewood. Cricklewood consists mainly of older style houses, some of which have been converted into flats.

This is not Manhattan or central London. The important "through" roads would become even more congested. There would be a loss of jobs as the retail park would be closed. B&Q and other local stores are very popular with residents. It would cause massive inconvenience.

I strongly object to this development. It is a developer's dream to build as many high rise buildings as possible, pack new people into residential units and in doing so, adversely change the style and character of the area for ever

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Neil Frazer

Address: 11 Thorverton Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's really important that this development is done well. We first came to NW2 in 1980 and have seen many changes. To develop a proper community Cricklewood needs a proper centre not just a crossroads and the ridiculously tall buildings proposed look like the sort of place that families seek to move out from as soon as they can. The adjustments made to this third version of the application are laughable, suffering from the same shortcomings that have applied to the previous applications. There's a desperate need for housing but this seems doomed to be a housing horror.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Cannon

Address: 229 CRICKLEWOOD BROADWAY LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live across the road from this proposed development and have done so for almost 35 years.

My greatest concern is that this proposal is only part of a larger plan to put up high rise apartment blocks on the B&Q site, the Cricklewood Lane site, and the Cricklewood Broadway site (of the old Irish dance halls and eventually including the bingo hall site).

In effect for everyone in the area, this will become one huge multiple storey forest of apartments which will shadow the entire surrounding area from sunlight and house upwards of several thousand people on a very small footprint.

Little or none of this housing will be affordable with rentals likely to only be possible for professional workers. The costs to buy any of these properties will be outside anything a normal member of the public could hope to afford.

As has been mentioned multiple times by other objectors the traffic on these roads is already at gridlock and there is no additional space on the footpaths for all these extra people or on the local

trains, buses and surrounding tube stations.

If the housing was affordable, either to buy or rent I would be sympathetic but this is going to be the same as all the other projects by private developers where the only issue is the profit line.

I cannot put into words how strongly I object to this proposal. If it was a series of low rise (no more than 3 levels) I would look much more sympathetically on the venture, even if it was purely for profit but what we need is affordable housing.

Thank you

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs christine cryne

Address: 10 Sneyd Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I really cannot believe that the developers have shown so little regard to the comments previously made by residents. The latest proposals are an insult to us and the Council. The developers should be sent away with a flea in their ear and asked to come back with sensible proposals that address the concerns raised and stop wasting everybody's time and council's money!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Leah Yugin

Address: 2 Wren Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even with one storey fewer the tower block is much too high for the area.

This is still twice as high as any recent builds in the neighbouring boroughs of Brent and Camden. It is also twice as high in the recent builds in Barnet near the B&Q site. It will be an eyesore in the neighbourhood. Cricklewood is not Canary Wharf or the City; it is a suburban residential area. Currently the site is in a very congested area with buses, pedestrians, cyclists, etc. Walking is hazardous because of the constant traffic jams with the major east/west and north/south crossroads. The air quality is bad for the pedestrians including for children walking to the neighbouring schools.

When you take into consideration the Barnet Waste Dump at Staples Corner and the new Brent Cross Town development, there will be even more traffic, more buses and more delivery vans to cater for the increased population. There will also be more cars/taxis for the residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Sona Lisa Bose

Address: 23 Gladstone Park Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The fact that the developer thinks a reduction of one floor and one flat will help endear the project shows just how out of touch they are with the people who live in the area. It is shocking that those who don't know and love the area are willing to ruin the character and community spirit by building over crowded, high density developments that benefit neither current nor future residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Bernadette Bose

Address: 23 Gladstone Park London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes do not solve the problem that this development is out of character, out of proportion, and just adds pressure to overstretched resources and infrastructure in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs karen Rodrigues-Ayers

Address: 27 Cairnfield Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reducing by 1 flat

The whole block is at least 8 stories too high reduction of one flat is not going to change the amount of school places , doctors and other services required or amount of cars needing parking or using the surrounding roads

The blocks are too high,

the amount of flats are too many particularly in that area of Cricklewood where it will encroach on the surrounding area and isnt in keeping with the surroundings

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Karen Kidson

Address: 19 Sneyd Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Latest application does nothing to address all the reasons why I and thousands of other local residents have already objected to previous applications.

too tall

too big

too little affordable/social housing to justify it

too little consideration for infrastructure for 1000+ of new households

too much impact on light, traffic and density of the population in the area

Developers are clearly showing that they are not taking the community's concerns on board with their insignificant changes, just trying to wear us down

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Dervla Flynn

Address: 38 JOHNSTON TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments still stand. The revised plans do nothing to address mine and my fellow Cricklewood resident's objections to this development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Leydon

Address: 22 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections to this application still stand.

The development is too tall, overbearing and is not in keeping with the character of Cricklewood.

This dumps yet more controversial development on Cricklewood, which is on the border of the borough and already suffers from lack of amenities - no library, no sports centre, no public infrastructure.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Iris-Ann Stapleton

Address: 38 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand and must be taken into account. The revised plans barely make a difference and don't try and factor in any of the concerns raised by neighbours to date. The development is still far too tall, too big, too dense, overbearing and totally out of keeping with the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jamie Gaw

Address: 8 Midland Terrace London London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous objections still stand and must be taken into account. The proposed development is still far, far too tall, way too big and too dense and completely out of keeping with the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Augustine Docx

Address: 8 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is still far, far too tall, way too big as well as too dense and completely out of keeping with the local area. All my previous objections still stand and must be taken into account.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Joanne Courtenay

Address: 28 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My original objections stand. The development is still far too tall, too big, too dense, overbearing and totally out of keeping with the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Valerie Foltz

Address: 10 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is still far too tall, too big, too dense, overbearing and totally out of keeping with the local area.

Is this amendment an actual joke??? They are reducing from 19 to 18!!??? These developers do not care about anything just other than to make money!! Furthermore where are children in these new flats going to go to school to? The schools are already over subscribed!! It is going to be over populated, over crowded, noise pollution and more cars involved in an already congested area. It looks like to me greed with no regards to the environmental impact this will have on our neighbourhood. So it is a NO!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Claudia Parker

Address: 29 Johnston Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have objected before and I am objecting to this construction.

It is only one storey lower so is still a huge tower block which will overshadow the terraces. The reduction only amounts to one residential unit which means we still have an influx of 1049 families in an area which is already very over crowded. The terraces are a very special place and also a conservation area - this proposal is not in keeping with preserving the area.

Yours sincerely

Claudia Parker

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss ROSARIE KING

Address: 22 midland terrace cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The max height is still too high for Cricklewood. Nothing nearby is over three stories. While we all welcome regeneration the plans should be sympathetic to the local architecture. A maximum height of 3 to 5 stories would be more appropriate.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Caty Delmont

Address: 12 Midland Terrace Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments still stand from before. In addition it just too many living spaces in an already dense area including the planned homes in Brent on the other side of the Broadway, the new homes next to Beacon Bingo, the new homes on the coop site. Please see Cricklewood as a whole as it's on the junction of 3 boroughs. The infrastructure can not stand it. Also with the proposed toxic concrete production near by its really will not be the best environment for people.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Claire Partington

Address: 35 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments stand.

This development is too dense and too high and needs to be redesigned with more green space and social housing. The height of ALL proposed buildings need to be dramatically reduced - not just one tower.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Routley

Address: 29 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All of my previous objections still stand and must be taken into account.

This revision is nothing more than an attempt to sneak through the original plan by hoping that fatigue will stop people from continuing to object. The fundamental problems with the plan are all still there. The development is still far too tall, dense and overbearing and totally out of keeping with the local area.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Patricia John

Address: 22 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have objected to the two previous submissions by this Company and my objections still stand and my views have not changed with a single tower height reduction new submission. Site proposal still too high, dense, overpowering in the Victorian and Edwardian area of two and three storey area. Cricklewood has no parks, hospital, library or frankly little to no amenities for a few thousand more people should Barnet grant approval.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoffrey Harrison

Address: 11 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This projected development is still a gross blot on the landscape, for all the tinkering that has been done (virtually nothing significant). It is far too large, in height and bulk, and density of the proposed tower blocks. Its scale is too vast for this area of 3 or 4 stories in height. As a resident of the railway cottages, I am going to have to live with this monstrosity on my doorstep, should the planning be passed. Developers should keep proposed developments in keeping with the surrounding area, and this does not even attempt to do that. My earlier comments still stand and should be taken into consideration. This proposed development is abhorrent.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Veronica Roberts

Address: 7 CAMPION TERRACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still robustly object to this planning application. A reduction of 1 storey and 1 residential unit is not in anyway taking into account the huge number of objections to the gross overdevelopment of this site. THE BLOCKS ARE TOO HIGH ! Nothing taller than 10 storeys is suitable for this site. Anything taller will overwhelm and smother the site itself and the surrounding area. There are plenty of examples of sympathetic designs for such a site in London, this design is not sympathetic in anyway. Please take into account everything I have said before, it still stands. A vigorous objection to these plans from me.

Veronica Roberts

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Eli Jones

Address: 6 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to this development . It is still too high and too dense. It has been reduced by 1 floor and 1 unit this doesn't make any difference at all. The objections previously put forward still apply this is totally out of character for this area an area which already lacks facilities for the people that already live here. This must be refused.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Warren Cowell

Address: 36 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is too intrusive.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marlene Wardle

Address: 27 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish all my previous objections to this application to stand. I am appalled that the developers should consider that lowering 19 storeys to 18 would be acceptable anyone in the community.

The buildings are still too tall, too dense, too overbearing, are not in keeping with the local area and will impact negatively on the Railway Terraces Conservation Area. In addition, the present infrastructures of Cricklewood will be totally overloaded.

In covid times communities need more space, not overcrowding.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maree Shaw

Address: 55A Pine Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is now the 3rd time that I have commented to object to this development. All of my previous comments stand about why this development is completely out of place in Cricklewood. And why the developers felt that reducing the tallest building by a measly one floor and removing a grand total of 1 unit would make this terrible proposal any more acceptable is beyond me. Please refer to my previous comments as to why I object to this plan.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Audrey Henning

Address: 34 needham terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objection still stands but i would like to re-inforce the fact that even 18 storeys is far too high. The unique terraces are going to be over-whelmed by this vast overly tall development

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ramsay Wood

Address: 15 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that ALL my previous OBJECTIONS still stand and MUST BE TAKEN INTO ACCOUNT. All changes to the original plan remain minor.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gail Foord

Address: 171 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is overbearing, overwhelming, out of keeping with Cricklewood and not providing social housing.

The council is missing an opportunity to create an environment in which people will want to live and thrive. The local infrastructure has not been demonstrated to be able to sustain this density of housing. It smacks of developers wanting to maximise profits over people and the council maximising its council tax income and meeting target numbers in an area which impacts on Brent and Camden residents and not Barnet.

Please reconsider and do the right thing by the people who live here and those who would like to live here

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr John Entwistle

Address: 37 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is still too high. It isn't sympathetic to the environment. The existing infrastructure will not be able to cope with the increase.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Leila Ager

Address: 38a Heber Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is too big for the local infrastructure. The roads are already gridlocked along Cricklewood Broadway and travelling around the station area can take 30 mins to travel one mile.

The development is near to schools and they will only increase pollution.

The height will dwarf existing buildings and are totally out of keeping with the Victorian architecture.

High rise blocks are crime magnets unless they are well-invested in and then they become luxury and completely out of the reach of the people that need homes. This does nothing for the housing crisis. This does nothing for the community

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katie Bryan

Address: 21 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Montreaux have shown they have not seriously listened to the comments of local people in their revised plans. This tiny reduction (19 storeys to 18 and 1050 units to 1049) will make no material difference to the height and overcrowding of the area and services previously mentioned. All of my previous objections still stand. This proposal is still basically the same as the original! I hope that Montreaux do not continue to waste everyone's time pretending to revise their plans and their next proposal is more of a real compromise.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Elizabeth Kingsmith

Address: 25b Trinder Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I'm not sure why I was sent a notice for this, I live in Islington.

I think there should be lots of bike storage and somewhere for ebikes like Lime to be kept

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sue Mandelbaum

Address: 169 Walm Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to object to this development of high rise residential buildings which are quite out of keeping with the rest of the surrounding area. The reduction from 19 to 18 storeys seems a nonsense and tokenistic gesture which makes no difference whatever.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James Donagher

Address: 29 Randall Avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have written everything before in great detail so I'll not waste my time doing it again when you can look at my previous comment. Just build something for the community to do, like a bowling alley or something. Not more flats into an already packed area with huge traffic problems. We're not pushovers here in Cricklewood so you can keep trying to bypass us by reducing the high-rise tower floor by floor and we'll keep objecting :)

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Joseph Bryan

Address: 21 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to object for the same reasons given in my previous comments (including most recently on 01/06/21 and 04/07/21). Please refer to those comments.

This latest revision reduces 1,050 residential units by 1. That is not a material change.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Tony Baker

Address: Flat 2 224 Cricklewood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I remain opposed to the sheer size and scale of this project.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Henry Mason

Address: 95 Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As with all previous iterations of this planning application, this development continues to be out of keeping with the character of the local area's architecture. Moreover, it does too little in terms of public realm improvements, provision of affordable housing, or other types of community benefit. The only acceptable iteration of this would be a shorter building about half the height.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Stuchlik

Address: 4 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have the same objections to this application as the last time it was made.

The lowering of the buildings by one storey will make a negligible difference. The development is still ridiculously tall for the area.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Julie Gourgey

Address: 26 Ranulf Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have commented previously - as is evident from most comments - it is very frustrating to have to address a 'new' application when very little has changed in relation to our objections. I repeat my previous objection and would like to say Hear! Hear! to Mr Joseph Bryan 21 Midland Terrace London NW2 6QH objection.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Reena O'Neill

Address: 80 Galsworthy Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fail to see how this is a revision to the plans. With an overwhelming number of objections, it seems the developer is not taking them seriously.

My previous objections have not changed and still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr James O'Neill

Address: 80 Galsworthy Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections have not changed and still stand.

The revision takes in no reflection on the 1000s of objections already made.

Too high, too dense, no social housing, not enough green space,

not in keeping with the local area, not good enough provision for the increase in traffic causing further chaos and danger to the crossings.

This development needs rejecting until they can propose something more in keeping with the local area and meeting more of the needs of the local community with affordable family homes and social housing.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Maia Blumberg

Address: 99 Geary Rd Dollis Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An 18 storey structure with over 1000 residential units in the centre of Cricklewood will be damaging to our community and environment. Firstly, it will be a blight on the landscape as its scale is completely disproportionate to the surrounding area. The development will also put enormous pressure on local public services i.e. NHS, buses so that community members both old and new will have difficulty accessing them. Furthermore, the proposed infrastructure will not be enough to support already busy roads and cause a huge amount of traffic pollution.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Pierpaolo Zeni

Address: 117 Britten close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the area of the B&Q building can be developed giving the area a better aspect, however, the proposed development is too massive. the proposed buildings are enormous compared to the abutting buildings, besides having 1049 new flats means approximately 1500 new people living in the area causing a massive increase in traffic, problems with parking, public transport. What about schools and GP? the increment of the density is not reasonable and sustainable for an area such as that one.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geoff Segal

Address: 6 Richborough Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I agree with many of the comments already made with respect to the size of the development and the negative impact it will have on the surrounding area: congestion, services, schools, GP access, road traffic. I am supportive of building homes for those that need them but this development is of a scale that is going to make this area worse not better. 18 stories is 8 stories too high.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Misia Gervis

Address: 23, Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object in the strongest terms to the latest iteration of this proposal. Simply by slightly modifying the height does not change any of the original objections that I have made. This is simply a ploy by the developers to hope that people will not be able to object in time to the new proposal.

The reasons that I listed before still stand- this is an appalling proposal with no concern for the local community, it is simply about making money. It will not provide housing for people who need it, and it will decimate the surrounding area. Cricklewood does not have the infrastructure to support this development. It is a ghastly proposal that will be an eye sore in the area.

Do not allow for this awful proposal to be accepted.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Christine Winterburgh

Address: 14 Farm Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Even though it appears that the plans for the above development have been slightly reduced, it is still a development which is quite out of proportion to the site planned to be used. Traffic density will be greatly increased and the services required for such an increase of the population have not been included in the plan. The building of any such development will seriously affect traffic flow and pedestrian traffic to an unsafe level. Air pollution will also vastly increase. It will also affect these things over a wide area. The proportion of the main building is totally out of proportion to anything in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gillian Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These revised plans do not address the proposed gross over development of an area where pollution, congestion and pressure on local resources are already an issue. Buildings of 18 or 19 storeys are not in keeping with the type of neighbourhood and will adversely effect the quality of life of those living nearby. These building would block out light and effect the privacy of those living in neighbouring houses.

1049 or 1050 additional dwellings will add extra cars leading to an increase in pollution. This can only have a negative impact on the health of the children at the nearby schools.

For the above reasons I strongly object to these plans

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marie Hancock

Address: 51 Temple Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand. Whilst I welcome any reduction in height/massing, these subsequent amendments are negligible and in this instance the reduction in height will be accompanied by yet more massing in the rest of the development. A 3 storey part goes up to 6 storeys and two 8 storey parts go up to 12. Gather that some of the units will be smaller too. I am concerned that while the last consultation continued, Barnet planners published their report with a brief half page summary of the 2000+ objections and without directly addressing them. I am not against development but please read the objections when it is quite clear that this development is overbearing and cramming over 1,000 units on to a site that is too small by half.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Louise Goldschmidt

Address: 38 Westbere Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This site will cause additional traffic, parking issues and excessive use of local infrastructure which is already lacking such as schools, gps and so forth.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Vivian

Address: 23 Chandos Road Willesden Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is out of keeping with the area and will add additional pressure to already overstretched local services and transport facilities.

The proposed changes are superficial and make no real attempt to address the many objections that have already been made in relation to the previous proposals.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Chris Mclellan

Address: 24 Heber Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is welcomed BUT NOT IN ITS CURRENT FORM - we want a low rise development not a high rise one. Lower density housing. Is there really the infrastructure (schools? Medical? Roads? Parking) to support such high densities?

Please ask the developers to reduce the overall number of units as well as the height of the tallest towers.

Come on Barnet.. think about the people you represent not just the developers!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Pauline Baseley

Address: 19 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The newly-proposed reductions in height will be accompanied by more additions to the height of the rest of the development. The numbers of numbers of residential units has been reduced by just ONE.

This latest alteration to the plans is just a cynical attempt to wear us down and get away with this development that no-one in the area wants. The 2000 plus objections should be listened to, not cynically dismissed.

This proposal should be refused by Barnet Council.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve hudson

Address: 116 olive road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't believe that this development is anything other than a cynical exercise by Barnet, in cahoots with whoever these developers are to dump their problems on to the furthest corner of their empire, with Brent picking up all the associated problems and disruption and gaining no benefit.

It's too big, and it's in the wrong place. It's out of scale and confers no benefit on the local community.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jen Smith

Address: 19B RUTLAND PARK LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:20/3564/OUT

As it is, the area is way too busy, over-crowded and not maintained in terms of managing local incidents and residents and I do not believe it can cope with further development and increased numbers of residents and activity. The closed roads have caused unbearable traffic and it has made daily commuting unbearable, causing drivers to lose patience and which sometimes lead to actual physical confrontation. I have twice witnessed drivers ending up in actual physical fights due to the roads being closed in the area forcing people to use the narrow back roads. Drivers are speeding down the often one lane roads to try and get through the built up traffic and it is causing the roads to be a danger zone for children and pedestrians. How about building a local affordable sports and arts centre with a green area. The area needs fresh air and greenery!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Maciej Tobiasz Gmerek

Address: Flat 6, Ratcliffe Court 18 Handley Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To Whom It May Concern,

I am lay and not legally trained in the niceties of property law qua local authority planning permission.

The above notwithstanding;

I) There have been "premises" erected for the purpose of the said works, but nothing much in the way of work being done in *any* way shape or form (seemingly to seek to garner possession by dint of said structure cum porta cabins idling.

II) The planning permission seems to be outright intent on misleading the misinformed (viz., nominally for "Cricklewood Broadway", when actually it pertains to Cricklewood Lane

III) There seems to be no breakdown of the benefit to residents of the proposed application.

IV) Following on from the Grenfell tragedy, and with LBB being cognizant that we as a nation have

an *extremely* low proportion of housing >12 Storeys/Metres tall, how can LBB guarantee that the proposed 17 Storey Complex is not a) another Grenfell waiting to happen, and b) how this fits in with the natural topography of the built environment in Cricklewood Lane.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Christopher Miller

Address: 27 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I have already objected to this development in its previous iteration. The height and density of the proposed development is too great and is totally dissonant with the neighbourhood and the surrounding infrastructure.

The proposal breaches Barnet's planning policies, breaches national planning guidance and breaches BSE regulations regarding minimum daylight in certain parts of the proposed development.

The reduction of maximum height by one story does not reflect a materially positive change. Most worryingly of all, to maintain the (totally unrealistic) number of proposed units, the height of the buildings closest to the Railway Cottages conservation area has been doubled (raised by a further 3 stories). This revision has not yet been uploaded to the website, but has only been divulged as a result of enquiries made by the RCA and Northwesttwo organisations. It represents a massive change to the visual amenity of the conservation area and yet has not been articulated at all, let alone with proper lines of sight and analysis as to impact. It does not appear that the Barnet heritage department have been asked to comment on this yet. No doubt such a comment would

raise even more alarm about the impact on the skyline and visual amenity of the conservation area than the comment on the previous iteration did.

The basis upon which the impact on traffic have been deemed appropriate are statistically and logically flawed, but have not been remedied, despite the Northwesttwo organisations having pointed this out some time ago.

Objections have been lodged by over 1,000 residents, the MP for the area, the ward councillors, local businesses, the Mayor of Brent, councillors of neighbouring wards, Barnet's own heritage department and other internal departments within LB of Barnet.

The proposal remains self-evidently utterly inappropriate and should be rejected outright.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeremy Seigal

Address: 30 Hocroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this oversized building for the same reasons that I have objected to it at 25 and 19 floors. A further slight reductions in the height, from 19 to 18 storeys, seems a cynical move by the developer to keep making applications until the objectors tire.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Katrina Fallon

Address: 11 Midland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've objected strongly to this before and would like all my previous comments taken into account here as well. I still maintain this is overbearing, oppressive and intrusive and that it will have a highly negative impact on the neighbourhood. We're living in a very different time to the one these plans originally emerged out of, there is nothing here that would mitigate the effect of any future pandemic or lockdown. The living and working needs people have post pandemic have changed considerably and there is a far greater desire for larger living areas with private outdoor space, communal gardens and parks, not this kind of development. Nothing here suggests a desire to build a healthy, sustainable environment and cohesive community, the need for which has never been more obvious. It seems to me that to allow it to go ahead would be saying to Cricklewood residents, and anyone who might consider living in the borough, that their wellbeing and quality of life is not of high importance to Barnet.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Stephane JANISSON

Address: 22 Blenheim Gardens LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cricklewood neighbourhood is composed of mainly 2 to 3 storey accommodation. So it does not make any sense to built such a tall building that will disfigure the area. Also public transportation and road capacity are not enough to accommodate so many new houses. Only a maximum of 4 to 5 storey building should be allowed in this area.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Ms philippa marx

Address: 88 olive road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Our comments are asked for and then dismissed.

The planning application ignores previous comments made.

The whole site is completely inappropriate and out of kilter with the rest of the neighbourhood, The storeys are far too high. The site will be over developed and far too dense and takes no account of the lack of infra structure to manage so many residents, such as schools, Doctors, traffic problems and most importantly, pollution levels for the residents of the new site. The whole area is already over developed and very poor. There is a severe lack of open space and given Councils apparent commitment to green space and thinking about climate change, such a development completely undermines any thinking about these problems.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Shauna Scott

Address: Flat 11 59-61 Oak Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is too tall, too overpowering and will add to overcrowding in the local area.

The proposed development goes AGAINST your own planning principles. There is no affordable housing, no medical facilities and would add to the already overcrowded transport for Cricklewood railway station.

The proposed height of the buildings breach Barnet's planning frameworks and policies, from the Cricklewood Brent Cross and West Hendon Development Framework and last year's Tall Buildings Update and the policies referenced in those documents.

Reducing the proposed height from 19 to 18 stories still goes against all of the guidelines and in now addresses the feedback that is being given by the local community. The reduction of 1050 residential units to 1049 will hardly make any substantial difference to the already stretched public services and infrastructure in the local area.

I whole heartedly object this development. This proposal is not in keeping with the local area and

has been poorly conceived.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Valerie Foltz

Address: 10 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It appears that there are conflicting info. So I would like to make it clear that I still object to the proposal not only the reduction of only one storey is unacceptable but furthermore it appears that other blocks have increased in height!!! Totally unacceptable!

Again no concern whatsoever of the impact on the environment that over 1000 residential unit will have!!! so how many people in such cramp spaces will that be??? Ridiculous especially even more so when we are in a pandemic!!! Imagine the spread of any viruses in these conditions!!!!

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Anna Faulkner

Address: 17 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object in the strongest possible terms to the latest amended plans in respect of the above planning application.

These amended plans ignore all the many objections already submitted and in fact make these plans even more unacceptable.

All my previous objections still stand and must be taken into account. As I stated twice before, the development is far too tall, far too big, too dense and totally out of keeping with the local conservation area.

The current revised plan is even worse, in that the block next to the Railway Terraces which was to have been 3 storeys high at the closest point to the Terraces, has been increased to 6 storeys. This is totally unacceptable. Similarly, another block goes from being part 8 storeys to 12 storeys. So the reduction in maximum height of one of the tower blocks from 19 to 18 storeys is nothing but a cynical smokescreen to hide these other increases.

While the L.B. of Barnet's draft Local Plan designates the site as suitable for 1,007 units, Montreaux proposes 1,049. A maximum of 800 units would be far more appropriate to the area.

I urge that this planning application is refused.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ray Keane

Address: 5 Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If an amended application is going to be submitted every few months, one cannot but suspect that it is to wear objectors down and we drop away one by one. However, one rather hopes that a reasonable negotiated settlement can be brokered by the planning authority that, of course, allows the developer to profit from the development but not at an unnecessary level that rides roughshod over objectors valid points. I have objected twice previously and note that, in the latest amendment, one building that was to have been 3 storeys high has been increased to 6 storeys. In addition, another building that was to have been part 8 storeys has been increased to 12 storeys. Therefore it would appear that the "headline" reduction in the height of one of the buildings from 19 to 18 storeys and reduction of "one dwelling" is nothing but "robbing Peter to pay Paul" and there is little meaningful change in response to all the previous objections.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Dunne

Address: 8 Convent Court Roscommon Town Roscommon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see the high rise buildings have been reduced in height from 19 to 18 storeys, why stop there? Reducing the height of a building by a small % has no effect on the negativity which comes with high rise buildings! I have seen this practice by developers and County Councils where they already have a Plan B for expected opposition to construction which includes lowering height of building and to be seen as trying to give a little when often they were happy to get planning permission on a 19 floor building or 18 floor! This is a careless and to hell with what the local people want attitude (money talks attitude)! So instead of caring for the general public the developer (and sometimes County Council) have tunnel vision, that is maximise profitability at any cost! The proof and evidence is out there in the public and private domain how such buildings can harm humans e.g anti- social behaviour, mental well being of people living or working in or around such buildings and the increase in suicides of such tall structures. I would like to see the height of buildings be no more than current accommodation buildings heights in the area. One more point it does not matter how much safety measures are built into building, it is a fire hazard and potential terrorist targets. I use to live in Cricklewood and I am shocked that the Council are allowing for such a development to include high-rise buildings...PLEASE REFUSE PLANNING PERMISSION

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Martin Dunne

Address: 8 Convent Court Roscommon Town Roscommon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see the high rise buildings have been reduced in height from 19 to 18 storeys, why stop there? Reducing the height of a building by a small % has no effect on the negativity which comes with high rise buildings! I have seen this practice by developers and County Councils where they already have a Plan B for expected opposition to construction which includes lowering height of building and to be seen as trying to give a little when often they were happy to get planning permission on a 19 floor building or 18 floor! This is a careless and to hell with what the local people want attitude (money talks attitude)! So instead of caring for the general public the developer (and sometimes County Council) have tunnel vision, that is maximise profitability at any cost! The proof and evidence is out there in the public and private domain how such buildings can harm humans e.g anti- social behaviour, mental well being of people living or working in or around such buildings and the increase in suicides of such tall structures. I would like to see the height of buildings be no more than current accommodation buildings heights in the area. One more point it does not matter how much safety measures are built into building, it is a fire hazard and potential terrorist targets. I use to live in Cricklewood and I am shocked that the Council are allowing for such a development to include high-rise buildings...PLEASE REFUSE PLANNING PERMISSION

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Karen Ryan

Address: 128 Olive Road Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development and every time there is a slight change to the plans I will continue to object. We do not have the amenities nor facilities for this development. To then reduce the residential units by one is ridiculous. This development should not be allowed to proceed. What is required in that space are shops and open spaces for the community of Cricklewood. There is enough pollution in Cricklewood as it stands without years of building works and further traffic issues.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Faulkner

Address: 17 Gratton Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the third time I have submitted objections to this planning application, first on this portal and the second by Email to the planning officer. The total number of objections then stood at more than 2000 with just over 40 in favour. It is now clear beyond any reasonable doubt that the applicants are engaged in a cynical ploy intended to wear down the local community in the expectation that those objecting following farcical "concessions" made in these revised plans will suffice to enable them to claim that there is now more support for the application. It is obvious that the 200 plus recorded objectors will not have changed their minds.

I wish to put on record that my earlier objections still stand and I expect them to be taken into account when the decision is made by the planning committee. I object strongly to the very limited time that has been allocated for formulating and submitting these objections. The correspondence between the Terraces residents' association and the LBB has exposed serious contradictions and confusion about the precise nature of what is contained in the latest version of the application. The proposed reduction of the tower block from 19 to 18 storeys is risible; the maximum height that might reasonably be considered is 9 storeys. The whole development is far too dense. It now appears, contrary to what was agreed earlier, that the buildings in closest proximity to the Railway Terraces, which is where I live, has been increased. The development is completely incompatible

with the houses and cottages in our conservation area which form a sheltered and unique estate of two-storey Victorian terraces, As has been made abundantly clear in the numerous objections submitted, to contemplate the construction of an estate of this height, size and density in this neighbourhood, is an insult to the community. It betrays a cynical contempt for the architectural style and character of the surrounding streets, The plans should be rejected .

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Merrily Kemble

Address: 60 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No, no, no! Still totally unacceptable in height and density. Anything over 6 stories high is going to seriously affect the light to my property and therefore my quality of life.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Moore

Address: 39 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is now very confusing because of the multiple plans. My understanding is that the buildings that were nearest to the Terraces were three storeys are now six. This means that the buildings are even higher and more overbearing than the previous plans. This is unacceptable. The Terraces are a conservation area and were given that status so that the unique environment that we enjoy (essential a small village in a busy London area) remains unchanged. There are several developments in the area for tall, overbearing high rise flats, something that has never existed in Cricklewood before. Previously the Telephone Exchange on Kara Way has been used as the benchmark for how high a building can be. There will be a massive increase of residents in the area which is currently underserved by public services as well as roads which are severely overburdened. I strongly object to this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms m glogowski

Address: 8 Elm Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I wish to object against the demolition of 2 useful valued shops the B&Q and the Poundstretcher. I share the views of many residents in my road to oppose the proposed mega skyscraper housing project proposed for a historic victorian area. The blocks are ugly, bulky, too modern looking, too tall too dense. Inappropriate for the area - ruining the conservation area of the railway terraces. Blatant overdevelopment of site. Too much housing v retail outlets. The reduction of one storey and the addition of extra storeys to the other buildings means nothing. It is obvious that people do NOT want this development at any cost.

Please reject this under DELEGATED POWERS.

This will ruin the lives of local residents in terms of loss of outlook, loss of daylight, overshadowing, burden on local infrastructure and being a nasty ugly eyesore visible for miles. Too much housing is being pushed into Cricklewood Lane without thought for retail provision, GP provision, Green spaces. Cricklewood does not need another giant housing estate on its doorstep due to overpopulation. The road widening at Junction with Broadway has done nothing to alleviate the tailbacks along Cricklewood Lane. This development is unsympathetic and out of keeping to the local historical residential areas. Residents DO NOT want it and will continue to object. Is the

message not getting through. Reject it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Michaela Zelouf

Address: 6 Hocroft Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already opposed the previous proposals for the B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES.

The developers cynical change of plans by reducing the anti social and unattractive skyscraper by a single storey does not address any of the local community's concerns!

As I said on 16 Jul 2021 this enormous proposal will dominate the skyline in an overbearing and unattractive way reducing the rightful amenities currently enjoyed by neighbouring homes. It is totally out of character for the area and will overload the currently stretched local services including GP surgeries and transport.

Cricklewood is not a travel hub. The station does not serve multiple areas, has only 3 trains/hour. The nearest underground station is 20 minutes walk away.

The additional residents of 1000+ homes will increase noise, traffic and air pollution to unacceptable levels.

The homes will not be affordable for those that really need homes.

Barnet needs 'green lungs' and this proposal does the opposite, suffocating the amenities and facilities and infrastructure of an already crowded area.

I again strongly object to this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jean Bailey

Address: Flat 1 26 Exeter Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This OUTLINE case should not even be presented at Planning Committee as it stands. It should be rejected outright by delegated powers. It is obvious that the whole locality this includes all neighbouring residential areas ie Victorian Groves, Railway Terraces, Fairview and Handley Grove estates are totally opposed. It is akin to putting a large elephant in the middle of a field of mice. It is bad planning to even consider this proposal due to the detriment of local amenity in terms of overshadowing, traffic congestion, inadequate infrastructure etc. It will ruin the character of the area by its bulk, height and ugly appearance. It will set a precedent for other developments - which no one wants.

This OUTLINE planning proposal needs to be redrawn by the developers to make it acceptable to local communities. It is not acceptable as it stands. Barnet council must take into account the CONTENT of the many comments that have been submitted. More negotiations are needed between Council planning and the developers. The outline for 18 storey height is far too tall and too many other smaller buildings alongside adding unnecessary bulk not right for historical Cricklewood with the conservation area. Modern buildings will ruin the conservation area. Stop wasting people's time and resubmit new plans when proper agreement has been reached.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jan Woolf

Address: 32 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please please do not increase the height of the buildings near the railways terraces. The previous proposal was unacceptable and this is even worse.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Janet Crawford

Address: Ground Floor Flat 12 Elm Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have very little to add to my two previous comments. The reduction of one storey to the tallest building makes virtually no difference to the overall effect. The whole thing is still much too tall and too bulky.

It's sad that a chance to put something on a human scale on this site has been missed - I'm sure the council would have approved it without requesting more storeys to be added.

I also notice that the proposal misses the opportunity to provide an indoor community hall for Cricklewood. This would genuinely add something beneficial to the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Amy Rynehart

Address: 22 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this development would be food for the area and a good deal better than what is currently there. Needs to be supported by a proper redevelopment of Cricklewood station and much more thought given to the quality of shops/restaurants on Cricklewood Broadway, which is dismal.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Katarina Gildebrand

Address: 17 MIDLAND TERRACE Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

My previous objections still stand. The planned development is totally out of place in Cricklewood. Too high and too dense! 4, or max, 5 floors, to make a humane living situation. They will dominate the skyline, and be out of character with the rest of Cricklewood (presently 2, 3 & up to max 4 storeys high).

Cricklewood is already 'full' of residents, in the shops, on the pavements, and having to queue to get into a GP surgery. Where will all those new residents, up to 3000! fit in? Also, there is no underground here to transport people, only buses (already very slow due to traffic congestion) and the train-line (3 trains/ hour at best).

The building of high-rise tower blocks in the 50s and 60s were later considered a big mistake, and many were torn down. It causes too much density of population and also alienation of individuals living literally 'on top of' each other, but with no natural meeting-places. Loneliness and mental health issues will increase.

And, as has become more evident with the Covid-19 pandemic, outside / green spaces is paramount for peoples mental health. WHERE are the parks and green spaces, already sparse, to accommodate an additional 3000 residents in Cricklewood???

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mr nigel liddell

Address: 16 Anson Road Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is still wholly out of keeping with the neighbourhood and will result in unacceptable levels of traffic, pollution and overcrowding. It must be drastically scaled back if not prohibited completely.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lara Faulkner

Address: 19 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can't quite believe the cynical maneuvering on the part of Montreaux that this further application represents and that we are yet again having to lodge our objections.

All my previous objections still stand and must be taken into account. The development is still far too tall, too big, overbearing and completely out of keeping with the architecture of Cricklewood. It is also totally unacceptable that the height has actually been INCREASED next to the Railway Terraces, which is the closest residential area to the development.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Narmin Mohammadi

Address: 39 Mapesbury Court 59-61 Shoot Up Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the height of the tallest building to 18 storeys is simply not enough! The reduction in height has actually resulted in increased massing in the rest of the development. A 3-storey part goes up to 6 storeys, and two 8-storey parts go up to 12. The development is still too high and too dense and will be an eyesore amongst Cricklewood's Victorian and Edwardian terraces.

There are still over 1000 units proposed for the site, which I believe is too many. It will have a massive knock on affect on the infrastructure of the local area which will not be able to cope with the increase in residents and traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr S Bartle

Address: Teignmouth Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Most of the comments here did not read the plans. I support this as 48% landscaped gardens, with childrens play areas, cafes and restaurants with a town square off the road is desperately needed for cricklewood. Especially after the moronic local residents group NW2RA supported the demolition of Burtons Corner to widen the road. The objections to towers just amounts to snobbery by many people who do not use the area for anything anyway but would happily stay in a hotel that is a tower abroad. This is replacing a car park and is a vast improvement, everything else is hyperbole. Time to crack on with it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Elayne Coakes

Address: 58 TEIGNMOUTH ROAD Willesden Green LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lowering the height by one storey and deleting 1 flat, does not alleviate the basic issue of over-crowding on this site. The general lack of green area per person is immense and the ability for children to play safely without constant supervision is laughable.

According to the WHO we should all have 9sq metres of green space - per person - please do the sums on this plan.

And remember, there is no park to calculate into this sum.

The green space should be sheltered, available for allotments and communal gardening, and this amount of living units requires not just a nursery, but also gym space internal and external, GP facilities, cycling parking and recycled (grey) water facilities.

A site of this size can easily afford to showcase how green energy could be used - including triple glazing and balconies with doors etc.

Overall they are boring building designs when there is so much innovative architecture for living spaces including work/live space and workshops that could be provided.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Elayne Coakes

Address: 58 TEIGNMOUTH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lowering the height by one storey and deleting 1 flat, does not alleviate the basic issue of over-crowding on this site. The general lack of green area per person is immense and the ability for children to play safely without constant supervision is laughable.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr David Jones

Address: 35 Blenheim Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the height to 18 floors is not enough, density will not be reduced since floors are being added to the lower buildings. The developers are just adjusting the configuration of a development that is already overcrowded.

The infrastructure cannot support the concentration of that many people:

increased congestion, pollution, waste removal will all become significant issues. Notwithstanding the already reduced health support in the area.

The physical size of the development is going to cast an actual and

psychological; shadow over the whole area which up to now has been both open and airy.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sarah Campling

Address: 27 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application should be rejected as the buildings are still much too high and too dense and out of keeping with the area. The blocks next to my home area (Railway Terraces) are particularly too high. They seem to have been increased in height but the title of the application only seems to refer to a one storey reduction in another block. All of these blocks are much too high and will impact on light, density of housing and the local community. Please do not permit this huge development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Anthony Evans

Address: 17 Elm Grove Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can understand that there is a need for homes in London, but this all seems to be excessive. The sheer height 19 storeys for one of the structures will totally overshadow the area, especially for those living nearby. Could it not be re-planned at a much lower height? OK, there will be fewer homes, but one has to think about the people already living in Cricklewood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Michael Lee

Address: 10 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I submit an objection to this planning as it will have an adverse affect on the local inhabitants as the structures proposed are too tall and too dense for the surrounding area.

There are no significant provisions to provide additional transport infrastructure or healthcare amenities for the increase in local residents and as such will be detrimental.

From Barnets own Tall Building Guidance document, proposals for tall buildings 8-14 storeys should consider:

- Protected views that should be considered.
- Conservation areas and the impact of height

This current proposal is at odds with this guidance as the Cricklewood Railway Terraces are a designated Conservation area and will be negatively impacted by the tall buildings (8-14 storeys) and even more by the proposed Very tall buildings (15 storey and above) at the B&Q site.

Given the size and proximity of these buildings to the Cricklewood Railway Terraces, an

environmental impact of additional noise, light restriction, funneling wind would all potentially be detrimental to existing residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Rachel Chu

Address: 43 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet again I find myself having to object to this proposal. The developer is clearly employing a strategy of chipping away at the plans, making only the most minor of adjustments in the hope that the residents of Cricklewood will lose the will to continue fighting what is still a proposal for overcrowding, overdevelopment, out of keeping tower blocks.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Isabel Nunes

Address: 6 Needham Terrace, Cricklewood, London NW2 6QL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have objected to this planning application via email twice before (on 5 Oct 2020 and 29 May 2021) and have never received confirmation that my voice was counted, nor can I find my objections among the over 2200 on this site, so even though I have emailed my objection once again, I would like to state it unequivocally here:

All my previous objections still stand.

I find it completely unacceptable that Montreux have doubled the height of the building height nearest to the Railway Terraces and another building increased from 8 stories to 12, while the letter that went out was worded in such a way that it seemed they were reducing the over all heights (with the reduction in residential units) when only ONE building was reduced by a single floor.

I still strongly believe that this development is far too big, too dense and completely out of keeping with the area - there are absolutely no buildings even remotely near that are anywhere near that tall and completely unacceptable that they have increased the heights of buildings near the Terraces.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Zahra Qadiri

Address: 27 Nant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new application is a joke. They have reduced one residential unit but have increased the height of some of the other buildings. This clearly shows a lack of empathy and commitment to the Cricklewood area. It also shows a great disrespect to existing residents and users. The buildings are too tall and there are too many residential units. The whole plans should be rejected and other developers should be given the opportunity to bid to develop the site with the concerns of residents in mind.

There are too many residential units. There will be an increase in traffic and pollution. Existing infrastructure will be put under pressure. Doctors, dentist, schools, public transport etc. the area need to be developed with fewer residential units, shorter buildings and more green space, public and private.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Naushaba Qadiri

Address: 27 Nant Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to the proposal. The same as before.

too much traffic, pollution. no green space.

this is not a good idea. the buildings are still too tall and too many houses and flats.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Raoul Blumberg

Address: 99 Geary Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The repeat sequence of application and rejection appears to be playing out here in Cricklewood. The cynical approach of commercial developers to reduce the building height applications storey by storey, after failed applications, and re-apply in an attempt to fatigue genuine and valid objections is a cynical abuse of the process and must be called out.

It is clear that the planned dimensions of this project far exceed the proportions of other structures in the area; the number of proposed occupiers will be too great for available services, viz. schools, medical facilities, parking and roads; and in which the developers have scant interest. Notably the proposed number of planned residential units and their future occupiers dwarfs the current resident population.

Sewage and water have not been addressed.

And chiefly, this is a greedy commercial attempt by developers who have no genuine local interest and who wish only to force through a project by crafty strategy.

Barnet Council has a clear responsibility to act fairly, decisively and in the interests of the area and existing residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Regan Andrew

Address: 3 Midland Tce London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The latest version of this planning application is just as bad, if not worse than the previous. The reduction in the height of highest tower has been offset by increasing the height of the blocks nearest the Railway Terraces Conservation Area, which would further erode the character of the neighbourhood and is completely unacceptable. None of the other issues raised by objectors have been adequately addressed. Consequently, all of my previous objections still stand and I would like them taken into account.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Kamila Williamson

Address: 21A Plympton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All previous comments still stand.

The height of the proposed development is still too height to be suitable for the area, which dominates 2 floor properties.

The highest is Ashford Court with 9 floors.

The Size of the proposed flats is not suitable for families .. Families don't need sheds to live in, they need rooms which can accommodate multipurpose lives.

Density of proposed housing is claustrophobic.

No extra facilities, no extra roads, schools, surgeries ..

We need a sensible town planning suitable to multicultural community in the area, not maximum profit for the developer who doesn't understand the needs of the local people.

I object

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jeremy Franks

Address: 21 Teignmouth Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds that:

there are too many units and the local infrastructure cannot support it

it's too high rise

it's already very congested around there

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Jack Long

Address: 2 needham terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous points still stand.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jennifer Jones

Address: 1 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All my previous objections are unchanged. The proposed development is too high and too dense, and would generate unacceptable levels of noise and congestion for residents and local small businesses.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alan Schneiderman

Address: 177 Cheviot Gardens London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: This application remains a totally unacceptable overdevelopment of the B&Q site. Although the height of the tallest blocks have been cut, they remain vastly taller than anything else in Cricklewood. In addition parts of some blocks have actually been increased in height.

This development is still far too dense and out of keeping with the neighbouring residential properties, including those in the Railway Terraces conservation area. It would also overload local roads and other infrastructure and facilities.

This proposed development also provides insufficient genuinely affordable housing.

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Rosalind March

Address: 12 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I would like to stand by all the comments I have made previously. Looking at the new plans nothing has significantly changed in fact the proposals have got worse. In particular a 6 storey high block instead of the original 3 nearest to the Terraces where I live. This particular part of the development will directly affect my quality of life. there will be less light in the house which is already quite dark and the view will be claustrophobic and ugly. Some storeys seem to have increased in height. What is going on? Our past objections seem to have been ignored and certainly the consultations. It is a horrific scheme aesthetically and to go ahead would completely destroy the Victorian character and vast history of Cricklewood .

The height of all the blocks must be vastly reduced so that the area can absorb the extra buildings and indeed people with minimal detrimental effect. As I have said before this is also an outdated scheme post pandemic. City workers are due to be halved have it on good authority and these flats therefore already past their sell by date. This monstrous scheme must not be allowed to go ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Iona Kleinen

Address: Top Floor Flat 4 Exeter Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use this area of Cricklewood all the time and it is already a nightmare in terms of congestion: there are too many people for the local infrastructure, and the roads are constantly blocked and polluted. This proposed development is far too big for the area: the high rise buildings are completely out of keeping with the local area, and will ruin the views for current residents. The number of units is completely excessive, and there are no plans for the local infrastructure to have a major overhaul to support so many new residents: where are the new schools/ hospital/ GP and dental practises to support this many new people in the area?

The look of the buildings is awful, and will overshadow the surrounding areas for miles, ruining the skyline. There is not nearly enough provision in terms of parking spaces, access, amenities, for the number of units proposed. The buildings are much too high, and need to be reduced significantly. Parking should be increased a lot to prevent a massive overcrowding of parked cars on surrounding residential streets. A development of this size should include units and funding for local amenities: a nursery, a GP practise, a Dental practice at the very least, to alleviate the pressures on the existing local community, which is already underserved and poorly maintained

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian John

Address: 22 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Three applications later and ever changing proposals, various tower block adjustments in height just confuse with the intention of obtaining approval by stealth. Buildings too high and dense throwing a shadow over existing residential area. No infrastructure to cater for c3000 people.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sonja Nerdrum

Address: 6 Wren Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This latest version of the application is merely a cynical tweak and does not represent any major change to plans that represent an overdevelopment of the site:

The buildings are still too high, completely out of character for the surrounding area. There are still far too many units to be supported by local infrastructure and services.

This proposal remains unsympathetic and unrealistic. Nothing has really changed.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Justin Raccanello

Address: 15 Dawson Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand. In agreement with many others, would like to point out that there is not the local infrastructure to support such a massive development in this area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sylvia Kleinen

Address: 42 Hertford Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this over development as my family are living in Exeter Road, NW2 and the area is all ready congested and over crowded. I worry about the crime rate these high rise flats generate and the extra pollution my grandchildren will be exposed to

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lydia Parker

Address: 27 b Ash Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting yet again to this proposal. My first objection is that the previous 2000+ objections from members of the public seem to have been completely dismissed. This project with over one thousand flats will overwhelm the neighbourhood in so many ways: infrastructure, traffic, schooling, facilities such as doctor surgeries, supermarkets, pharmacies, not to mention policing. A huge increase in flats means a huge increase in population in one small area which will mean a lot more pollution from cars. There is already far too much traffic in the Groves, spillover from congestion on Cricklewood Broadway and Cricklewood Lane. How would the developers and Barnet Council deal with that? In addition, a huge development with even eighteen stories instead of twenty will be an eyesore on our neighbourhood, disrupting skylines and sunlight. This is a neighbourhood of terraced houses, full of character, with a diverse population, independent cafes, restaurants and shops. It is what makes it special. A huge, unsightly, architecturally ugly development will make Cricklewood lose its character and become just another London neighbourhood that is being over run by tower blocks. I object to the attitude that Cricklewood needs to be redeveloped. We have lived here for over thirteen years because it is a characterful neighbourhood with its own charm. Why does Barnet Council not propose putting tower blocks in the wealthy neighbourhoods in which the Tory councillors of Barnet live?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Patricia Methven

Address: 45 Olive Rd LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The building of 18 storeys is completely out of proportion with neighbouring properties, lacks visual attractiveness and the whole development has a density that will put needless extra pressure on already stretched local facilities. Both a reduction in height and density is needed to make this a feasible development for Cricklewood. I am sure Barnet has other spaces away from Brent's boundary where it could address additional housing and social needs. This feels like landing the long term issues in someone else's bailiwick.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jean Annecke

Address: 4 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please read this in conjunction with my previous objection as it does not seem there has been a serious attempt to address the grounds for that objection. Those objections should be included with the following

Having read the documents I would like to add that although there is limited proposed parking in the development it is still extremely likely that there will be an increase in traffic using the approach road as there will undoubtedly be large numbers of delivery scooters, delivery vans, taxis and delivery bikes. It does not seem conceivable that residents would be told they could not have deliveries so each residential unit will be associated with a marked increase in traffic and therefore pollution and risk to pedestrians. It is irrelevant whether the vehicles accessing the development are owned by the residents of the development or not in terms of traffic congestion, pollution and risks in the local community.

I would like to again stress the level of congestion and pollution on the Edgware Road around Cricklewood which is longstanding and worsening over the 30 years I have lived here and seems unlikely to be much improved by the changes at the Cricklewood lane/Broadway junction as the road narrows after the turns into Chichele Road and Cricklewood Lane so the traffic will still back up.

In addition the rat runs through the neighbouring area of Ashford Road/ Mora Road etc will get

even worse with the extra traffic increasing congestion, cars sounding their horns, infringements of the highway code eg motorbikes/scooter bikes on pavements to get round the bollards and dangerous driving now there are so many suvs which don't slow down for the speed bumps. The green space on the development is disproportionately small and inadequate for the adults and children living in it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Barry Rawlings

Address: Flat 8, Aidans Court 110 Friern Park London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: While an improvement from the previous application it remains far too dense and out of character with the surrounding area. The site is well above street level and an 18 storey tower block will dominate the skyline and shadowing will affect surrounding residential roads. It will place too much of a burden on the local road network which is constricted and very busy already with major congestion problems. The site should be used for residential development is too much, too high and too dense and is out of sympathy with the local environment.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marina Heritier

Address: 17 farm avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I would like to object strongly against the above planning application yet again!

I believe that 1 floor reduction of the height of the building does not give enough compromise to the neighbouring residents in terms of overpopulation and construction completely out of character of the area. It will increase pollution from construction and extra inhabitants, put extra strain on already heavily stretched public services and massively increase traffic.

Best wishes

Marina

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Marina Heritier

Address: 17 Farm avenue London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I would like to object strongly against the above planning application yet again!

I believe that 1 floor reduction of the height of the building does not give enough compromise to the neighbouring residents in terms of overpopulation and construction completely out of character of the area. It will increase pollution from construction and extra inhabitants, put extra strain on already heavily stretched public services and massively increase traffic.

Best wishes

Marina

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Claire Barth

Address: 18 Sanderstead Avenue Childs Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My initial objection has not changed in that the amendment for 19 to 18 storeys makes little difference to the inappropriate nature of this development in an area with low rise buildings. It will be a complete eye sore. The site is large enough to develop low rise and more user friendly homes. Other large blocks built some time ago near Brent Cross became dilapidated and neglected.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Julian Annecke

Address: 4 Olive Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: See comments I made previously. The slight adjustments in height do not address any of these concerns at all adequately.

This application, if granted, would add to serious infrastructure overload caused by the 'Beacon Bingo' development already approved - parking, traffic, sewage, refuse, changing the character of the neighbourhood and being out of keeping with the neighbourhood.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Alex Callis

Address: 26a oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plan, Thai would be an absolute eye sore for the area. Not only would it not fit into the local aesthetic it would also be mor the double and building in the area. I believe this would damage the are massively. It is clearly a money grabbing plan without any care for the local community or residents. The flat would just be bought as investments and rented. I do not believe any flat taller the 6 stories should be build and the idea of double figure would scar the skyline.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Mia Rose

Address: 26a oak grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object! Not only would this be a massive eye sore, but it would also put a strain on schools, doctors and local roads and much more!

Where will cars park? How will that impact our roads? How do you plan to satisfy the new residents on these already strained and newly redone roads?

Not to speak of the fact that it will completely ruin the feel and atmosphere of Cricklewood and would negatively impact on homes around the area by reducing the evening light and views.

The sheer height is a joke considering the surrounding neighbourhood, also that area is already elevated to begin with.

It's also obvious that due to the improvement of the Thameslink it's a money grab based on the location.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Alison Grubb

Address: 9 Westbere Lane Westbere Canterbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reduction of one storey in the highest block is laughable and the increased mass in blocks nearer the Railway Cottages to still achieve the level of housing provision is far from an improvement for present residents of Cricklewood and the surrounding area. The density of the building and the height of the taller blocks is not acceptable and I continue to oppose this development.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Dr Peter Osmon

Address: 28 anson road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I, together with my family, have been residents of Cricklewood, close to the site of the proposed development, for 40 years. I (along with, I believe, about 2,000 others) have objected to this proposed development. But your documentation effectively dismisses the objections you have received.

You have written to me saying the previously proposed height, to which I objected- being approximately twice that of other buildings in the neighbourhood- has now been been (marginally) reduced. You omitted to say that the lateral dimensions have been bulked up to compensate.

I consider this to be sharp practice that ought to shame you.

My previous objections, to this proposed over-development are still valid: (a) building utterly out of scale with the surroundings and (b) miniscule provision of recreation space. The latter will inevitably cause additional pressures on already heavily used resources provided by neighbouring boroughs.

The proposed development is quite shockingly awful and so is your persistence with it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Maya Qassim

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With just a year before I can vote, I am still confused by the process of making comments on applications like this.

Twice I have objected to the proposal along with hundreds of neighbours and each time the council and the developers seem to take no notice of any comments we make.

Is this how democracy works? Do our voices count for so little? Why do you not listen to what we say?

Nobody likes the excessive heights of the buildings, the density. The proposed development is an eyesore.

Why do I bother making a comment for the third time, repeating myself, only to be ignored again?

Because a year before I am allowed to vote, I refuse to lose faith in grown ups despite the extreme disappointment of this process where adults continue with plans against the wishes of local residents like myself and many others.

One day, I will be able to vote for people who listen and care about local people.

I object, strongly, not only to this development but to people who ignore local residents.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sophia Sinclair-Webb

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a secondary school state teacher, I instill in my pupils the importance of participating in civic society including how to make their views known to the authorities.

How can I possibly explain to them that in many instances, these authorities take no notice of the views of ordinary citizens?

I have made my views very clear in the past: I do not appreciate the unnecessarily high buildings that will blight the landscape of our area.

Every time I submit comments, they seem to be disregarded, even though many local residents post these same views.

Why does Barnet Council insult us with the tiniest of amendments to previous proposals that we have seriously opposed?

I can't make myself any clearer: the height and density of the buildings in the proposed plan are simply unacceptable.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr alun parker

Address: 27, ash grove london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Disappointing to see yet another attempt by the developer to re-stack the unit blocks so as to reduce the height of the most massive of the "Tall Buildings" and yet not reduce the overall size of the proposed development - since only one unit is removed - by increasing the massing of the other blocks in the proposed development.

The objection is still that this development is just too big for the proposed location, completely out of keeping with the existing neighbourhood and will have significant adverse affects upon the community.

It also appears thst the supporting EIA letter from AECOM is at odds with the ammended plans since it states that the tallest block has been reduced by 12 storeys to 13 storeys - a simple mistake but it does show an overall lack of coordination and dilligence on the promoter's part.

I am curious as to how the supporting letter from AECOM (16Aug) and the updated Design Guidelines from EPR Archtects (12-Aug) can be produced so long after the planning application was updated (03Aug)

The London Plan calls for the creation of Residential Units and long-lasting jobs - which is in keeping with Cricklewood's history - yet this proposed development is nothing more than a housing estate

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Richard Geldart

Address: 30B Dartmouth Road Mapesbury London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I write to object to this application both as Deputy Chairman (Political) of Brent Central Conservative Association and as a local resident.

The reduction in height of the tallest proposed structure is to be welcomed as reducing its visual impact on adjoining areas, including those within Brent Central constituency.

However, the associated increase in height of other proposed structures merely emphasises the essential over-development of the

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The reduction in height of the tallest proposed structure is to be welcomed as reducing its visual impact on adjoining areas, including those within Brent Central constituency.

However, the associated increase in height of other structures proposed merely serves to emphasise the essential over-development of the site.

The plans further suggest a reduction in size of some proposed housing units, at a time when property sales figures prove the need for larger units.

So far as the overall scheme is concerned, it continues to display a disregard for the essential associated educational, medical and recreational facilities which so large a development clearly requires.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Zaki Hashmi

Address: 33 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the revised proposals.

The development is completely unsuited to the local area. It is simply too large. The minor adjustments to the initial proposals do not make any significant difference. The local community will be adversely affected by its construction. The blocks are too high.

Please do not permit this development.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Burns

Address: 33 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The development is still too tall, too dense, and totally out of keeping with the local area. It will have a significant adverse impact on the community in so many ways.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Kirsten Miller

Address: 27 Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already objected to this development and my objection stands. The proposed development is still too high and remains too dense.

The highest building has been reduced by one story, but the developers have then raised the height of the block closest to the terraces to double the previous height.

This is nothing short of awful.

The LB of Barnet heritage department had already expressed their dismay as to how the proposed development would affect the skyline of the terraces (which is one of the aspects that has protected conservation status) when the height of the blocks closest to the terraces was 3 stories.

This development simply cannot go ahead as planned. No building should be above 9 stories at most and the ones most proximate to the terraces should not exceed 3 stories.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Liz Mioduchowski

Address: 14 Pharamond 258-261 Willesden Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am surprised why this application is still being considered given the large numbers of objectors from 3 boroughs. It is obvious that the developers have decided to cram in 1049 (approx) flats onto this small site at all costs. They are just playing around with the heights of the various buildings a snip here an increase there hoping they will get away with it and no one will notice. No matter how much snipping in height they do the general public realises that this is blatant overdevelopment of site and is a profit making exercise for the developers. When taking into account the other development planned for Co-op site. The left side of Cricklewood Lane will be an ugly giant housing estate. Cricklewood is already overdeveloped in terms of housing and traffic. There is a lack of proper retail facilities.

It will ruin the whole historical appeal of the area and will only negatively impact residential amenities in terms of daylight loss and traffic congestion stretching into Brent side. It is cheap looking and too modern, too tall and too bulky. If approved will act as a precedent for other developments. Please do NOT send to Committee but Reject this outright. The community must decide. The community are sending a clear message that they do not want this monstrosity on their door step. The community's wishes are not being respected. The developers must redraw the plans to make them acceptable for everyone.

Neither the council nor the developers are listening to the people or noting the comments. This will be an ugly eyesore that will blight the area for years to come. It needs to be stopped right now. People will ask themselves how on earth could the council have allowed this to happen. Locals do not want it. Throw this one out.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Thomas Walters

Address: 22 Wren Avenue, London Nw2 6uh London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These blocks will be out of keeping with the character of Cricklewood. They will dwarf all the surrounding low and medium rise buildings. Many of the high rise developments of the 1960s have been demolished (e.g. Red Rose Flats, Glasgow) because they turned out to be unsuitable for happy and healthy human urban life. The developers at that time can, to some extent, be forgiven because they didn't have the benefit of experience.

Barnet council have no such excuse, They must heed past mistakes. The priority for the development of an urban area must be the interest and quality of life of those who are going to live in it rather than how profitable it is for investors, most of whom will neither know nor care where Cricklewood or what happens to it. Cricklewood isn't perfect but it has proved itself a decent area for people to live in. Most residents are pretty content to live here - as evidenced by the scale of objection to this development. The council have a duty to look after the interests of their electorate. They MUST heed the objections that have been made and finally put a stop to these proposals for development in their present form. They should have got the message by now. Don't come back in a month's time with same proposal, You have been told. LISTEN.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Brian Channel

Address: flat 32 phoenix court mast house terrace london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have many links to this area.

I am horrified that this case is still being considered despite the massive opposition.

It is horrible to consider that they are trying to cram so much into such a small space.

Overdevelopment of site.

If approved would set precedent for other greedy developers.

It will destroy the look of the area. Too tall, bulky, badly designed and ugly. Will cause major traffic congestion and will be burden on infrastructure in terms of GPs, hospitals, public transport.

Barnet council and the developers should be working with the local people and not against them.

The residents oppose this project please get back to the drawing board and come up with something acceptable to the local area.

A little reduction by one flat is an absolute joke. Next time round they will chop 2 flats off. Please listen to the locals they know what's best. This will become an ugly landmark visible for miles blocking daylight for nearby residents blighting their lives in more ways than one.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs B Czechowicz

Address: 8 Somerton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself and other residents in my street continue to oppose this giant overdevelopment on our doorstep. These tall developments should not be built on top of residential areas comprising 2-3 storey housing max. It is bad planning to allow this. The Groves, Railway Terraces, Fairview Housing and Handley Cloe will be seriously hit by overshadowing, loss of daylight.

A small reduction in height and reduction by one flat means little and is laughable.

The developers and Barnet planners are not taking into account comments submitted.

Everyone expects a significant reduction in SIZE and BULK to be in keeping with existing housing to make it aesthetically pleasing to the local neighbourhood. As it stands it will be an ugly eyesore similar to the ugly 1960's housing estates that were demolished because they caused too many social problems. This will be a magnet for crime, a fire hazard and the burden to the local community. Cricklewood does not have infrastructure to support an extra 3000+ residents. GP surgeries are full.

Cricklewood Lane and Claremont road are gridlocked already. Extra cars from this development

would intensify the problem. The road widening at the Cricklewood Lane junction has done little as there are tailback stretching back to the Bridge. More pollution from extra traffic.

This bulky and tall development does not belong in Cricklewood. It will only ruin the appearance of the area and would spoil the view for many sticking out like a sore thumb. There is no valid reason to justify approving 1049 flats in an already congested and overpopulated area with limited infrastructure. Barnet council needs to state what resources they plan to give to accommodate such a large structure ie will there be a new GP surgery.

Please reject this one under delegated powers. It will be problematic to the local area. Will cause more harm than good. Plenty of space to build near to Brent Cross. No justification for Cricklewood. Reject, Reject, Reject

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Frances Rogers

Address: 21 Keyes Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal attempt to put far to many residents into a very small area. Local amenities, particularly roads, cannot help. (The improvements in the junction with the A5, if they are ever finished, will simply disgorge vehicles onto the A5 at a faster rate.)

There are no plans to improve the trains service provided at Cricklewood Thameslink station.

Valuable local shops will be destroyed, so that even more shopping by cricklewood residents will involve a trip by car or bus.

The knock on effect on the local Cricklewood community in Brent, Camden and Barnett will be bad. An opportunity to produce a viable 'town centre' with shops, library, community facilities, toilets, cafes etc has been inexcusably missed.

The building proposed are far too tall.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Charlotte Wattebot O'Brien

Address: 52 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal for an 18 storey block is still completely out of keeping with the surrounding architecture. It will dominate the skyline and reduce sunlight to surrounding areas. Furthermore overly tall towers lead to a loss of community and quality of life. Walkways in the sky is a long devalued concept for improving quality of life and sense of community - it very much fails to achieve this. Lower level blocks are more desirable in all respects. I would argue that 6 or 7 floors as in nearby West Hampstead developments would be much more appropriate.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms belinda syme

Address: 14 sheldon road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Barnet, I cannot believe you have not addressed the problems raised in 4.2 with Montraux from the get-go.

Makes me suspect you have a big interest in this development getting through

All that is happening is a shuffling of the deck. Lop off a layer here and add a few there.

STILL the same density, towering and strain on infrastructure. Where is all the landscaping and open space that was promised? Green area is now utterly negligible

"Affordable Housing"? What is the bet it won't be.

Thousands of locals do not want this development and certainly not with the microscopic changes now proposed, for what is it, the fourth time?

I can only reiterate the objections you summarise in 4.2. and my own previous comments

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Troop

Address: 44 Melrose Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that the proposal is being pushed through without proper time or scrutiny of objections, often valid, and that the impact assessment for the area is likewise, being glossed, in favour of simply passing the proposal through as quickly as possible.

Points that you still don't answer:

1. Post Grenfell, what safeguards are in place?
2. Road traffic congestion/pollution is already appalling. The main rail link is from Cricklewood station. The current transport options are already full to capacity. What extra facilities will be offered to cope and how will it be funded?
3. The towers are too tall and the overall development way too dense. 6-8 storeys would be reasonable. The tower blocks will neither compliment nor enhance the area. They are ugly and no amount of Barnet posturing will change this.
4. Where is the public infrastructure in Barnet to support this influx of population? Or will they piggy-back on Brent and Camden?

5. Where is the public support in Barnet and Brent, to support this development? Where is the local support for an influx of people into supposedly 'affordable' housing?

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Lia Colacicco

Address: 41 Dartmouth Road London

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:None of my objections from July consultation has been addressed
OBJECTIONS

Would like to support all of the hundreds of reasons to object given by residents. So I was surprised to find The Barnet officers' report and recommendation has only a brief summary (4.2) of the 2000+ neighbour objections, misses out many substantial and policy-based points, and doesn't address those points elsewhere.

The main points for me are still

1. Effect on the town centre.

Right in the centre of town it is too big and imposing, and completely out of character with town centre . The officers report doesn't mention this underlying density issue which I raised in July. Brent planning department worked out the density for me as 396 dwellings per hectare, which according to the London Plan Density Matrix is High Density.

Barnet are treating this site as suitable for very high Central density, rather than Urban.

As Central, the acceptable density would be roughly halved, matching residents' comments on what might be appropriate heights and massing.

2. The height

The officers report also doesn't mention the Tall Buildings Update which I raised in July. Barnet's tall buildings policy update from 2019 states quite clearly on page 29 that Brent Cross can build over 30 floors, but the Cricklewood Thameslink is shown as 1-13 floors. This is unambiguous, and the developer is bold to think the planning committee can overlook a policy with so much weight.

3. Social Housing

I still cannot see mention of social housing (as opposed to Affordable), which is desperately needed in Cricklewood with so much multiple deprivation, and the worst overcrowding in the country. The Mayor of London requires 60% of the affordable housing provision should be for social and affordable rent

4. Traffic

The report ignores the points made re the flaws in the traffic assessment regarding pedestrian movements, cycle movements and rail passengers

I think residents deserve a reply to these, pls email

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Majella Greene

Address: 24 Newton Road Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again I object to the height of these buildings - at the current height they will impact on natural light in the surrounding areas and cast shadows over my property. The size of the development will impact on local resources in the neighbouring boroughs more than central Barnet - traffic pressures, parking (car free developments results in more fraudulent purchasing of residents parking permits and does not reduce the use of cars). The Broadway is already filthy and not well maintained on Barnet's side so it seems unlikely that any significant development will facilitate good upkeep of the area.

This development lacks green space and is clearly about making a big financial profit over people profiting from having a home with adequate thought put into the well being - physical and mental health of prospective residents and existing neighbours. The developers have not considered how to optimise a thriving community within the development - as a positive psychologist with a background in community social work and a registered social worker this development is all set up to negatively impact on the residents new and old - resulting in heavier demand on health and social care resources pushing everything to the limit. Please do not grant permission for the development as it stands. We need more green space incorporated, less density of population and a reduction in the height of these buildings - the developers have clearly been wasting councillors time with their tokenistic adjustments making it look like a deal has been done and something

unethical is bubbling under in the background. Listen to the community, let's make the development work for the people who live in Cricklewood and surrounding areas and the people who will live in any new development.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ian Cook

Address: 82 Greenfield Gardens Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reducing the height of some towers by one story is mere tokenism.

My previous objections stand. This proposal is too dense, too high and does not provide what is needed for the centre of Cricklewood.

A centre that provides for, and fits in with, the whole community.

As an addition, the pressures on public transport will be massive given that Thameslink are currently only running two trains an hour from Cricklewood station in each direction even at peak times.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sally Long

Address: 116 Olive Road Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this new application, apart from reducing the number of flats from 1050 to 1049, which is ridiculous, the reduction in stories simply redistributes an overdense development.

The destructive impact on this community from increased traffic with related increased pollution to will affect health of residents and impact transport, schools, doctors and other key local services.

Where is the green space to serve this dense development? Why are the towers so high, out of keeping with the area.

Why are all the major developments in Barnet all on the edge of the borough? This is a cynical way to build developments without affecting the core Barnet voter base, as the developments impact on small numbers of Barnet residents and many more in neighbouring boroughs.

No, this development is not suitable for the site.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr James OSullivan

Address: 39 Needham Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The bulk, height and massing of the development in the backdrop of the Southern end of the Railway Terrace Cottages Conservation area will still totally detract and be over bearing to the low rise housing in the area.

The height is not in keeping with the local area.

Local services and infrastructure will struggle under the high density of units being considered in this application.

Also refer to my comments on previous proposals which are still all relevant in this revised application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Mark Williams

Address: 109 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to having to respond to each tiny modification to this planning application, when absolutely no attention is being paid to the major issues that have been raised by the vast majority of respondents. Each time I receive 5 separate copies of the notification letter, which is a totally unacceptable waste of public money.

The main issues of height and density have not been addressed by Montreaux, nor have they been acceptably reviewed in the Barnet officer's review and recommendation report. I have been making the same points about overdevelopment of the site since the public exhibition held in February 2020. As others are now pointing out, the heights of most of the buildings proposed are well in excess of Barnet's own 2019 recommendations - why have they not been ruled out in discussions with Montreaux? Why is the density suggested by Barnet for the B&Q site far higher than that used by them in their recommendation for the approved redevelopment of the Co-op site next door? These questions have not been answered, and if they are not there will be widespread belief that Barnet Council is more interested in helping developers than the people of Cricklewood.

There are many other good arguments made by others why this proposal is unacceptable. If

Montreaux do not now withdraw this application, it should be firmly refused.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss A Gunn

Address: 13 Handley Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I speak for myself and the other residents who live in these flats as well as many other in the fairview homes along Claremont road. The general consensus is that we are angry at the tall bulky blocks proposed. The flats in Handley Grove are set lower than street level. The new tower blocks will be on a hill. This will result in loss of daylight/ sunlight to our flats and result in loss of view. The same applies for the flats in Dairyman Close. These new tower blocks will dominate the whole skyline. Anything built should be no higher than 3 storeys. The tower blocks are badly designed. They look cheap and modern looking. They will clash with all surrounding architecture. They are far too tall and too bulky. Cricklewood does not need any more high density developments or 1050 new flats as there is a lack of infrastructure. This new development will do more harm than good to the local communities. This will ruin Cricklewood in terms of appearance and in terms of overpopulation. This is simply overdevelopment of site. Why should Cricklewood be lumbered with a mega development whereas Willesden Green and West Hampstead have smaller buildings? A smaller development planned for Ealing was rejected recently due to public opposition. Cricklewood needs to be protected from this. Residents do not want this bulky development at any cost. Please reject this outright as it is not right for Cricklewood. Nobody wants bulky housing estates on their doorstep with the social problems it would bring. Respect the views of the residents. This project would only benefit the developers financially. The residents will

be the losers. The council is ignoring residents views by recommending this for approval. The slight reduction in height is a sick joke. They need to reduce it drastically to be acceptable to the local residents.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Lisa Holian

Address: 36 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a home owner in the Terraces conservation area.

I strongly object to this application.

I object on the grounds similar to the residents association who have already outlined their positions to you.

In particular of concern to me:

We live in a Conservation Area. Very high tower blocks ranging from 15 to 25 storeys will be visible and overbearing and will destroy the important uninterrupted views in and out of the terraces, referred to in the 'Railway Terraces Conservation Area Character Appraisal' document (reviewed in 2016 para 4.2 Views and Vistas). These tower blocks will be seen across the open space of the allotments (also in the conservation area) and over the roofs of our homes to Cricklewood and beyond. The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 states 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.' The proposed development is extremely detrimental to the

character and appearance of the Railway Terraces.

Furthermore, page 21 of Barnet's Tall Buildings Update 2019, states, 'Historic England and CABE guidance on tall buildings notes that the effect on the historic context should be considered to '...ensure that the proposal will preserve and/or enhance historic buildings, sites, landscapes and skylines' and goes on to note that the impact on views to and from historic buildings should be considered over a wide area....Figure 4 shows the locations of existing tall buildings in the context of the conservation areas in Barnet. This highlights that most tall buildings are located some distance away from the conservation areas.' Why then are

these massive tower blocks being put right next to the Railway Terraces Conservation Area?

The cottages are built on a near north south axis following the railway. It follows that we have approximately half a day of sunlight on either side of our homes. The side of the cottages opposite the development and which faces east, will be in the development's shadow and suffer a 20% loss of sunlight which is significant when that side of your home has sunlight for only half a day.

Montreaux has dismissed this as negligible. We are also concerned about the loss of light to Kara Way Playground so important for the health of local children.

There are no very tall buildings in Cricklewood. Barnet planning committee reduced the storeys on the Co-op site to 9 storeys and Brent has reduced the buildings on the Matalan site to 7 storeys. Page 31 of 'Barnet's Tall Buildings Update 2019', states that 6 to 14 storeys is appropriate for buildings in Cricklewood. We would argue that since the site is on a hill, the buildings should be no higher than 6 storeys. The architecture in Cricklewood is predominantly Victorian and Edwardian, 2 to 4 storeys high. The proposed plans do not fit with local architecture and will destroy the street scene.

Cricklewood is one of the most densely populated areas in Barnet. 1,100 housing units will equate to some 3,000 or more new residents. This will put enormous pressure on local services, which are already stretched such as GP surgeries, transport, leisure facilities and local parks. The site is linked to the A5 by Depot Approach. All vehicular access to and from the site (deliveries,

services, visitors) will be via Depot Approach which runs alongside Kara Way playground, increasing pollution to the playground and increasing pollution and congestion on the A5, already one of the most polluted and congested roads in London.

The description of Cricklewood Station, as a convenient 'transport hub', is misleading. It is the only rail station in Cricklewood and serves only the City and South East London. We do not have an underground and links to the West End, West and North London are by bus and are already slow due to congestion.

Many of our residents attended the public consultation and spent a great deal of time studying and discussing the plans and diagrams with Montreaux representatives, who were told repeatedly that the buildings were too high and too dense for our area. Indeed communications with other local residents associations, lead us to believe that most, if not all, Cricklewood residents, who attended the consultation agreed. Yet no significant changes have been made to the plans. Montreaux has not listened to local residents and we have no alternative but to conclude the consultation process a sham and a tick- box exercise, and, as such, we ask the Council to disregard it.

In conclusion, there is a strong community in Cricklewood, across borough dividing lines, and residents view the application as an attack on their community. We are disappointed and insulted. Disappointed in that we feel this is a missed opportunity to develop, for the enhancement of all Cricklewood, a site, which few would disagree, needs developed. Insulted, in

that, we have been ignored. Also, had Montreaux and Barnet Councillors included local residents in their Pre- application Workshops 2 and 3 on 24th June 2019 and 16th August 2019, when height, massing and public realm issues were discussed, the present and extensive conflict may have been avoided.

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Matt Holian

Address: 36 Needham Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object strongly to the proposal. I own a home in the Conservation area and believe this will destroy a number of the specific features of this conservation area. Including the sunlight to Kara Way playground. And the density will have a negative impact on access to doctors services. The height is not in keeping with the area nor is it beneficial to the area. I also agree with the concerns of the residents association who have already commented to you previously. We live in a Conservation Area. Very high tower blocks ranging from 15 to 25 storeys will be visible and overbearing and will destroy the important uninterrupted views in and out of the terraces, referred to in the 'Railway Terraces Conservation Area Character Appraisal' document (reviewed in 2016 para 4.2 Views and Vistas). These tower blocks will be seen across the open space of the allotments (also in the conservation area) and over the roofs of our homes to Cricklewood and beyond. The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 states 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.' The proposed development is extremely detrimental to the character and appearance of the Railway Terraces.

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Many of our residents attended the public consultation and spent a great deal of time studying and discussing the plans and diagrams with Montreaux representatives, who were told repeatedly that the buildings were too high and too dense for our area. Indeed communications with other local residents associations, lead us to believe that most, if not all, Cricklewood residents, who attended the consultation agreed. Yet no significant changes have been made to the plans. Montreaux has not listened to local residents and we have no alternative but to conclude the consultation process a sham and a tick- box exercise, and, as such, we ask the Council to disregard it.

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jana Liew

Address: 55 Watling Gardens Shoot up Hill Cricklewood

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've already objected strongly to these proposals, as have very numerous other residents for this rea. I stand by my previous objections and, indeed those of other objectors, with none of whom do I disagree. All of our collective objections to this "project" appear to have been cynically ignored and dismissed. What happened to the "democracy" that the London Borough of Barnet claims to endorse?

Nothing has significantly altered in the "new" plans, a reduction of one storey is meaningless in real terms, merely one penthouse fewer! Cricklewood is a village already beset by awful traffic congestion, pollution and creeping overpopulation. Adding a further 3000 or so will only make the situation worse. These newcomers will doubtless have families. They will require education, medical treatment, recreational facilities. Where are the extra teachers, doctors, dentists, play and sports areas? They are not in the so-called amended plans but they are vital.

People need trees, green space and cleaner air, not more concrete. The largest building in the immediate area proposed for this "development" in Cricklewood, I believe, is the Clayton Crown Hotel. No new construction should be taller than this.

There is already a brown 15+ storey eyesore on the summit of Shoot-up Hill, as well as the nearby slightly lower (11 storeys) high-rises of Watling Gardens, we really do not need any more to blight

the locale.

I sincerely hope that, this time, those dealing with the planning application will take note of the views of existing residents, all the negative aspects of the proposal that have been pointed out, consider them properly and honestly, do the decent thing and decline developers' proposals entirely.

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Daniel Gilfoyle

Address: 1 Midland Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This revised application represents a mere tinkering with the previous application. It is reprehensible that Montreaux should submit a revised proposal which differs very little from the previous version and one can only think that this is in the hope of reducing the number of objections. One storey had been reduced from the tallest tower but it would appear that additions have been made elsewhere and the total number of units has been reduced by only one. My previous objections must therefore stand: I am unsure why, but I notice that the application appears take no account of a recent legal challenge.

The very large scale and height of the building is completely out of keeping with the surrounding area and there no buildings in the vicinity of anything light. The buildings will completely dominate the area and throw shadow over existing houses. The project will completely dominate the whole area and its scale is excessively overbearing.

No account is taken on the load to infrastructure in the form of roads, transport, schools and medical services. To make this worse the application is not placed in the context of a large number of other planning applications for the construction of flats in immediate vicinity. The project would contribute to an enormous increase in population in the area surrounding the intersection of

Cricklewood Broadway and Cricklewood Lane, without consideration of demand for services and load on infrastructure.

The development with dominate the conservation area of the Railway Cottages and cut off views from there to towards the east.

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Ms Susan Backhouse

Address: 213 FORDWYCH ROAD London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for many reasons:

*B&Q is a community asset, of immense value to the people of Cricklewood and surrounding areas

*The latest proposal is still an over development of the site which would be visually and environmentally detrimental to the area as a whole

* The proposal is out of keeping and scale with the housing in the area eg. the new development next to the Virgin Active Gym further up Cricklewood which is only 8 storeys high

* The proposed development would put further strain on the local road network, especially while it was being built. The site has only two entrances and exits both of which lead onto busy roads which already suffer from extensive traffic jams

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ali Qassim

Address: 10a Gratton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I would like to stress that all my previous objections to the proposed site still stand given that the very latest amendments hardly change the previous plans which is startling, given the hundreds of objections made by the local community.

In addition, I would like to highlight my dissatisfaction with the so-called "revised" plans.

In particular, I am most unhappy with the way the buildings closest to the railway terraces have been given additional storeys and will loom even higher over our neighbourhood and the local playground. I fail to understand the developers' rationale for this latest amendment. Could this be explained in further detail?

In short, the proposed storeys are far too high and too dense for the area, as you have now heard hundreds of times.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Kate Ferrie

Address: Langton Road Cricklewood LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, I am so bored of having to object yet again to this proposal - as the developers make yet another tiny modification to the plan, presumably in the hope of eventually getting less objections?

Secondly, as previously stated, this scheme is horrible and vastly oversized for the size of the plot, too tall for the area, and too densely built.

It also adds an unbearable weight on the local area in terms of car traffic, demand on public transport, demand for school places on heavily oversubscribed local schools, doctors surgeries.

It is also very obvious that Barnet Council are shoving this huge ugly development in their furthest corner of their borough in order to presumably satisfy home-building targets, whilst remaining smug in the knowledge that Brent and Camden will be picking up the pieces re school places, doctors surgeries and other amenities.

Also, nothing I've seen has reassured me that the site traffic will not be dangerous for the large number of school children who travel on foot to school on Edgware Rd/Cricklewood Lane. There

should be no lorries delivering between 7.30-9.30am and 2.30-4.30pm to ensure the safety of local children.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Peter Mason

Address: 213 FORDWYCH ROAD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This present application still ignores the primary issue that the proposal is a substantial overdevelopment of the site and a huge increase in dwelling and habitation density compared to the immediate local areas in Brent, Barnet and Camden Boroughs. The most recent developments of a comparable nature at Childs Hill, Wilkinson Close and Cricklewood Lane are between six and eight storeys high with much lower overall densities. The nature of the existing residential properties has not been taken into account and there has been no meaningful attempt to adapt or modify the designs following previous criticism from the local community; the current cynical submission reduces the overall height by one storey to 18 and the residential units by one to 1049! No account has been taken of the reduction of services and amenities to the present residents of the area who will suffer a loss of convenient retail outlets which also provide a large number of permanent jobs. Local services, health care and schools are already inadequate for the needs of the current residents. The road infrastructure is not capable of dealing with the current traffic flow and the potential addition of a further 1000 plus vehicles located on the site will bring it to breaking point.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Wilder

Address: 20 Farm Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Overlooking,light,visual eyesore,TRAFFIC,noise, pollution,DENSITY, BULK, disturbance, road access

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Sue Wilder

Address: 20 Farm Avenue London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Geir Swann

Address: 45 Olive Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is excessive in height compared to other buildings in the area. The proposal would cause an excessive strain on transport, roads and other facilities in the area. The impression given is that Barnet wishes to move all new building to the edge of the borough where it will become the problem of Brent and Camden.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jessica Howey

Address: Railway Terraces Residents Association 6 Johnston Terrace London

Comment Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: As Secretary of the Railway Terraces Residents' Association, I confirm that all previous objections made by our association still stand. We also object very strongly to the way in which this planning application has been dealt with both by the developer and the LPA. There has been a lack of clarity and transparency and documents which show the latest block plans have not been made publicly available on Barnet's planning portal. This is shocking. It would appear from block plans inserted in an email from Carl Griffiths that the block nearest the Terraces has been increased from 3 to 6 storeys. Why aren't these very important documents on the planning portal? Why are changes being made at the last minute?

Reducing the height of one of the buildings by one storey and increasing the building closest to the terraces by three storeys without ANY CONSULTATION is disgraceful. No doubt when Montreaux's representative speaks at the Strategic Planning Committee, he/she will announce yet another one or two storey reduction to convince the committee that they have listened and responded to local concerns about the height and density of the development. This is farce! The message from the Railway Terraces and wider Cricklewood is very clear. No tower blocks in Cricklewood - nothing over 8 storeys. We are not 'nimbys' - we welcome housing on the site but this needs to be the right housing.

Barnet has a responsibility to protect the Railway Terraces Conservation area and should be seeking to enhance our conservation area, not destroy it. The view of the Terraces' roof and chimney pots will merge with the tall towers that will project above them so destroying the straight roof line that is an important characteristic of the Terraces. This special feature is referred to in the Conservation Area Character appraisal and Heritage section of the report to the planning committee. It will be lost forever at the southern end of the Terraces if this development goes ahead.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Cecilia Soh

Address: 52 Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This amended application still ignores the main issues of size, height and density of buildings which are not in keeping with the buildings in Cricklewood and the surrounding area and would be an eyesore.

The developers have not made any meaningful attempt to modify their plans to take into account the criticisms and objections of the local community. The reduction of the tallest building from 19 storeys to 18 and of the number of residential units from 1050 to 1049 is an insignificant change. The density is substantially the same and I am astonished that Barnet Council is even considering this revised application.

The development will put a strain on local facilities, infrastructure and traffic and will increase pollution in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Philip Johnson

Address: 52, Pennine Drive London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As in previous objections, the important issues include:

- 18 storey blocks of flats are entirely out of keeping with the 2 to 3 storey buildings in Victorian Cricklewood, and will dominate the area for miles around. Similarly. The Railway Cottages conservation area to the north of the development would be overwhelmed. The developers bizarrely appear to flaunt this incompatibility in their application.
- the reduction in size of the tallest buildings is counteracted by an increase in height of the smaller blocks. There is still a hugely excessive concentration of dwellings in the development.
- there is insufficient affordable social housing.
- there is totally inadequate parking, and vehicles would be displaced onto the streets of Cricklewood and beyond.
- traffic at the Cricklewood Lane/A5 crossroads is already at a standstill during peak hours. How the developers intend to remedy this is not explained.
- bus services are already often delayed or suspended crossing the A5 during peak hours. This excessive development has the power to bring services to a standstill.
- the developers have not accounted for the increased number of rail commuters in Cricklewood.
- overall, the development would lead to a huge increase in pollution from an already excessive level.

- the developers have not accounted for the massive increase in demand for schools and health care facilities.
- the developers have not adequately explained fire protection resources to be installed in up to 18 storey buildings, nor how the local fire service is to be equipped to cope with emergencies.

In summary the height of the buildings and the density of occupation are far in excess of anything practicable for Cricklewood. I am amazed at how relatively insignificant changes in shape, but not in substance of the development, can be the basis for continued revised applications, and how these can be signed off by Barnet Council. No doubt there are grounds for compromise within the current building outlines for Cricklewood, but I have yet to see any whatsoever from the developers.

For the above reasons I object to the revised Montreaux proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Anna-Maria Thetford

Address: 10 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having just moved to the area I am most concerned to hear of this huge planning project. Namely the height of the buildings which will loom over the railway cottages: a conservation area. This will have a detrimental effect to the cottages blocking light, being overseen and noise pollution.

I am shocked to hear a proposal should even get this far to have Very Tall Buildings 15 storeys plus so directly next to a conservation site. How can this be approved?

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Barbara Mahon

Address: 9 Campion Terrace Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Original objection still stands.

This development is too high and dense and totally out of character with the surrounding area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Neil Diamond

Address: 16 Gratton Terrace London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected to the height of the tallest buildings in this proposed development. I understand that whilst these have been slightly reduced in size, the height of other buildings, notably those closer to the Railway Terraces - where I live - has been increased, raising the prospect of a bleak cliff-like structure when viewed from that side. It seems we are having to play 'Whack-a-mole' to keep up with these shifts.

I still feel that at 1049 units, the number of residences in this proposal is too great for the local infrastructure - transport, traffic, schools, health provision, etc - to effectively cope with.

In considering this development, the Planning Committee must also take into account the similar-sized development that has been approved on the Brent side of the A5; at about the same distance from the Railway Terraces. Although this is in a different borough, it goes without saying that residents of both developments will be reliant on the same local infrastructures. I believe the 'knock-on' effect of the proposed development, as it stands, will place an intolerable burden on the existing residents of Cricklewood; residents who have worked so hard in recent years to give the area an identity and to develop a sense of community - towards which the developers have shown woeful insensitivity.

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Cricklewood Town Team

Address: 60 Ashford Road Cricklewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Town Team note that there has been a slight reduction in the height of the main tower, but the density of the development is still a concern for the residents who will be living within the buildings.

Has an Impact Assessment been undertaken and submitted with the developers proposal on the number of pedestrians who will be moving from the development onto Cricklewood Broadway and into Cricklewood Lane? These are 2 very local areas which are already very busy and particularly on the Broadway alongside the very busy traffic on the A5. The impact of even half the residents onto the local pavements will be considerable.

The Town Team are concerned that little notice has been given of the latest proposal, and more particularly because this is during the major holiday season. The fact that many will not have the opportunity to comment on the revised proposals should not be taken as agreement.

The Town Team object to this proposed development plan because it would make Cricklewood into a high-rise annex of the Brent Cross Regeneration and deprive Cricklewood of its identity as a historic town centre location.

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Denise Hussein

Address: 302 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amendments are unacceptable, as it will make no difference to the height of the tower blocks. All previous comments regarding overcrowding, overstretching of resources and blocking of light / eyesore causes by the proposed tower blocks still stand.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Lily Korenhof

Address: 302 Cricklewood Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised plan is insulting and does not at all address any of the issues previously raised.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Gillian Radford

Address: 20 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that all my previous objections still stand and must be taken into account. I ask our elected representatives to HEAR what the people of Cricklewood and surrounds are saying! We do NOT want this development! It is still much too large and totally out of character with the surrounding area. It will dwarf the Terraces. It will dwarf the playground. The development proposed is overbearing due to its size, density and height. Indeed the height has been increased next to the Terraces. I am even unhappier than before with the revised plans. The last plans show a solid, dense block. This is the wrong sort of development for Cricklewood!!! It is all about the developers making as much profit as possible without considering the detrimental impact on the community and neighbourhood. It is for Barnet to protect Cricklewood and hear the voters strong opposition to this application.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I write on behalf of NorthWestTwo Residents Association, a thriving Cricklewood residents association with members in Barnet, Brent and Camden.

NorthWestTwo Residents Association remains opposed to this planning application, for reasons that we and our members, our fellow residents' associations, other residents and developers have given.

These objections were not presented in the officers' report and recommendations for the 26 July 2021 Strategic Planning Committee meeting. That report, completed and published before the end of consultation on 16 July, summarised the neighbours' objections in about half a page of bullet points, completely omitting many and not fairly summarising others. This stands in sharp contrast to (for example) the four pages dedicated to objections in the report on application 20/2988/FUL for the previous week's meeting and the detailed consideration given to those objections. The report on the current application is explicit that the half-page summary is "in the interests of brevity" rather than in the interests of informed decision-making by the planning committee.

We raise some of these objections now in further detail and greater emphasis, but this does not mean that only these points need presenting to the committee. It is necessary that the 2200 objections are reviewed against the July report and those not summarised and addressed there are presented to the committee now so that it can come to its decision in full possession of the facts and arguments against the application.

continues....

Comments for Planning Application 20/3564/OUT

Application Summary

Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:continued 2/5

The latest revision of the application reduces the height of one tower in particular, further stripping away claims of public benefit from the height of the tower, but reduces the number of residential units by only one. No revised schedule of dwelling numbers has been provided, so we cannot conclude that the sizes of some dwellings have been reduced. Instead, the planning officer later sent residents a drawing showing that the massing has been increased and in particular, building heights close to the Railway Terraces conservation area have increased.

The density of the development thus remains unchanged and still does not accord with Barnet's Reg 19 Draft Local Plan. That sets different densities for suburban, urban and central areas, described as

"- central - areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 m walking distance of a Metropolitan or Major town centre.

"- urban - areas with predominantly dense development such as, for example, terraced houses,

mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 m walking distance of a district centre or, along main arterial routes."

This site is clearly not in a central area. Cricklewood is a district centre on a lesser arterial route (in contrast to the nearby A41 Hendon Way) and in all other ways a good fit for the above description of urban. To describe it as central would not only go against the Barnet Plan's description but also strip the terms urban and central of any viability as distinctive terms.

continues....

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:continued 3/5

The developments adjacent to the site (1-13 Cricklewood Lane ref 18/6353/FUL and 194-196 Cricklewood Broadway 17/0233/FUL) as well as the nearby 112/132 Cricklewood Lane ref 16/06/01/FUL were all correctly described in the recommendations to the planning committee as urban, and the residential density assessed accordingly. This report avoids any mention of the Barnet Local Plan regarding residential density and does not present residents' arguments concerning density policy to the committee. Instead, it claims without reference to Barnet's Local Plan density matrix that "officers consider that, in principle, the site is suitable for high density development", contrary to the clear statements by Barnet officers in section 4.6 of the report concerning "this gargantuan development", "the sheer scale, height and mass of the proposed development" and "the vast disparity and inappropriateness of scale, height and massing between the existing built environment of the locality and the proposal."

continues....

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:continued 4/5

The Transport sections of the report dwells at length on whether the applicants' predictions of volumes are correct (concluding that they are not well-founded and methodologically incorrect, but accepting them anyway). It does not touch on well-founded objections that the actual impact of those volumes has been superficially and wrongly assessed in the application's transport assessment. The walking and cycling accessibility of the area has been misrepresented, the impact of increased volumes on roads and pavements has not been assessed and assessment has even been deliberately avoided - as we and others have previously detailed. This has not been presented to the committee, nor have concerns about the impact on rail services. It's proposed that some unspecified work be carried out on the Cricklewood Lane railway bridge without saying what the end result will be in terms of volumes, congestion and safety. Likewise, it's proposed that a study be carried out on the need for more Controlled Parking Zones, but it is not mentioned that the imposition of CPZs will be a predictable and predicted effect of the development on the neighbourhood which impacted residents regard as a major disbenefit.

The report also omits to consider the Brent side of the A5, very close to the development. The Mapesbury Conservation Area less than 500m away is omitted from its list in section 1.7. The large developments at 249-289 Cricklewood Broadway and Hassop Road and on the Cricklewood Broadway Matalan site, which have resolutions to approve by Brent planning committee, are not taken into account by the planning application when considering the impact on the neighbourhood and the report is both silent on this omission and silent on the cumulative impact taken with known developments.

continues....

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Ben Tansley

Address: Flat 2, 36 Mora Road, London NW2 6TG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:continued 5/5

The report summarises visual impacts in para 9.22 by describing significant harms as inexorable consequences of a high-density scheme, and this approach is repeated in considering other impacts or entirely neglecting them. In so doing, the report prejudges the central issue, that the site is not suitable for such a high-density scheme. The objections mentioned here, both new and reinforced, and many others demonstrate the unsuitability of the site for this double density. For the sake of good governance, for the sake of Barnet Council's aim of thriving town centres, and for the sake of current and future residents around and within the site, these objections must not be withheld from the planning committee.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Steve Holmes

Address: 84b, Chichele Road Willesden Green London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since my last objection it seems that this new application phase is just tweaking the number of flats being proposed and reducing the max number of floors from 19 down to 18. The current tallest building in the vicinity seems to be the Travel Lodge at 5 storeys high which reinforces to me what an eyesore this proposal will be.

Also, as I noted before if all those 1000+ new residents have a car then Cricklewood lane will become a gridlock at rush hour.

Overall I don't think this project has been thought through and needs to be scrapped or vastly reduced to say a max of 5-8 storeys in height.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Catherine Johnston

Address: 5 Johnston Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please take into account all my previous comments.

Muddled communication from Montreaux and Barnet means that no-one is now sure what is proposed. It is unacceptable for there still to be a lack of clarity about the proposal when it goes to committee.

It is still too high and too dense. Barnet's Tall Buildings Policy (2019) suggests 8-14 storeys is appropriate for Cricklewood town centre. There are 5 buildings over 14 storeys. The height of the tallest building in Block A now appears to have been reduced to 13 storeys above the ground storey, i.e. 14 in all. However, Blocks A and C still have very tall buildings of up to 18 storeys. Block D, nearest to the Railway Terraces Conservation Area, now seems to be 6 storeys throughout instead of reducing to 3 storeys next to the conservation area.

The development will cause harm to the conservation area and its setting. The tallest buildings in Blocks A and C will project above the roofs and chimneys of the southern end of the Terraces. The uniformity of parallel roof and chimney lines is one of the main reasons the Terraces was granted conservation status. This development will compromise that. It will also impact heavily on Champion

Terrace directly next to the site and the front of Needham Terrace, which will look directly on to massive tower blocks across the open space of our allotments.

Please listen to the balance of local opinion which is overwhelmingly against this development and reject it.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Jonathan Ayres

Address: 52 Minster Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The design is out of character with the area, in particular the height which is way higher than any of the existing buildings. The proposed building would dominate the area and be visible from many of the surrounding buildings and roads

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms F Walshe

Address: 20 Johnston Terrace Cricklewood London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objections still stand and I would like them taken into account. The amendments to the proposed development are nothing short of an insult. The proposal remains completely out of keeping with the surrounding area; it is too large, dense and overbearing. There seems to have been no consideration at all given to the fact that the site immediately neighbours a conservation area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Jill Henry

Address: Agamemnon Road 66 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is still extremely dense, it is an over-development of the site and buildings too high. It will have a negative impact on the immediate neighbourhood and also surrounding areas.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Danielle Pollastri

Address: 21 Ash Grove Cricklewood London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am still concerned at the height of these towers. They set a precedent for more of the same (unthinkable), are ugly and no sane person wants to live in them unless they have absolutely no choice. We need housing but not this kind of housing. We need more human scale low rise property that is pleasant, safe and properly affordable to people to rent or buy. We need more gardens and green areas. No one gets to enjoy a garden when they live in a high-rise.

This project is simply a developers "stack 'em high, and make a pile". It is motivated by greed not need.

I object.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Dr Todd Fallesen

Address: 48 Gondar Gardens Flat 6 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There needs to be more homes in the area. New homes should be built near public transportation with an eye to removing more parking in the area.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Mila Griebel

Address: 2 Gladys road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too high . Too dense . Too ugly. This is not a well thought out development. Far too many people squished into this area. It will have a massive impact in local infrastructure , transport , schools and traffic.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Jacqueline Pelham

Address: 5 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite yet more tinkering around the edges of this benighted planning application (is this the third attempt?) all original objections remain.

Some (slight) reductions in height will be accompanied by increased massing in the rest of the development - eg 3-stories goes up to 6, two 8-stories go up to 12.

I totally agree with NW2 Res Association's objection posted today. And as a member of the Mapesbury Residents' Association Committee and also Planning Sub-Committee, I reiterate our fundamental objection:

We on live on the North East of the Mapesbury Conservation Area, just off the A5 and adjacent to the Brent/Barnet/Camden borders, half a mile from the site of the proposal.

Over 1,000 'residential units' will mean a minimum of 3,000 people living there. The traffic on the A5 is already horrendous and the pollution dreadful. We note that parking spaces are limited to 110 (how will these be allocated? Plus there is free parking nearby at certain times), but there will be hundreds of delivery vans on a daily basis driving up to the site making the congestion and pollution around the A5 even more unbearable.

The thousands of people living there will need schools, GPs, hospitals and infrastructure of all kinds. Brent and Camden will have to deal with the inevitable overspill.

The actual buildings would still be overbearing, visible from far and wide, and are totally out of

character with the surrounding townscape.

The intensity of use is also a matter of concern. There is talk of 'green areas' but they are sketchy at best and inevitably in shadow from the high blocks of flats,

Alongside all this, we have the new Brent Cross Town, just up the road, (also in Barnet) with 6,700 new homes. Meaning an additional 20,000+ people jammed into a few square miles alongside the 3,000 on this site. Not to mention the proposed development on the Matalan site further up the A5.

This application is about making money for the developer, not serving housing need or communities.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Sharon Noden

Address: 20 CHILTERN GARDENS London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections from last round of consultation still stand. Buildings are still too high and dense for this site. Also appear to have increased height of units next to Railway Terraces.

No suitable policy for transport management.

Comments for Planning Application 20/3564/OUT

Application Summary

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Case Officer: Carl Griffiths

Customer Details

Name: Mrs Golders Green Estate Residents Association

Address: 105 Cheviot Gardens London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Golders Green Estate Residents Association strongly OBJECTS to this revised planning application because: its massing and density continue to fail to address the significance of being at the edge of an Opportunity Area. These boundary spaces need to sensitively craft the transition between the old and the new. This revised proposal also misses the opportunity to prevent the sprawl of high rise sameness that is proliferating everywhere, and will make Cricklewood Town Centre lose its character and look exactly the same as anywhere else.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Miss Heather Atkinson

Address: 1 Midland Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revisions now submitted to this proposal make no substantive difference in terms of its density, and actually increase its height in the section closest to the Railway Terraces Conservation Area, making it even more overbearing and completely out of keeping with this and the wider neighbourhood.

In summary, the development remains completely inappropriate in the context of the surrounding area - too big, too high, too dense and placing far too much strain on local infrastructure. I would be grateful if these and all my previous comments in objection to this development could be taken into account. Please reject this proposal.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Paul Smith

Address: Flat 1 21 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The alterations to the scheme are inconsequential and do not change in any way the significant negative impact on the character and sustainability of the local area. The race to construct endless formless blocks with no regard to Green issues is a dereliction of Barnet Council's duty to enrich the local environment not engage with off shore development companies to meet arbitrary targets. An opportunity to create a model Green development that will not only put Barnet and Cricklewood on the map (for COP26) is set to be missed through a lack of imagination and good old fashioned greed. At the very least follow the Singapore model (LUSH) and replace the total land area taken up by development with living green areas incorporated within the built area. These requirements should be a minimum if Barnet are serious about sustainable development. I'm sure many national and international architectural practices would be happy to submit imaginative proposals that are both sustainable and profitable for all concerned that will carry local public support. Please show some imagination.

Comments for Planning Application 20/3564/OUT

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Application Number: 20/3564/OUT

Address: B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES

Proposal: Outline planning application (including means of access with all other matters reserved) for the demolition of existing buildings and the comprehensive phased redevelopment of the site for a mix of uses including up to 1049 residential units (Use Class C3), and up to 1200 sqm of flexible commercial and community floorspace (Use Classes A3/B1/D1 and D2) in buildings ranging from 3 to 18 storeys along with car and cycle parking landscaping and associated works (this application is accompanied by an Environmental Statement) (REVISED PLANS RECEIVED - AMENDED DESCRIPTION - REDUCTION IN MAXIMUM HEIGHT FROM 19 TO 18 STOREYS. REVISIONS TO BUILDING HEIGHTS AND REDUCTION IN RESIDENTIAL UNIT NUMBERS FROM 1050 TO 1049).

Case Officer: Carl Griffiths

Customer Details

Name: Mrs Gina Cohen

Address: 3 Wren ave London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still object!!

How many times are you going to submit similar plans & expect different response?!

It is still too big

Too many extra people living in the area - local infrastructure can't cope as it is.

This area is a total traffic bottleneck already.... No new cars or people needed!

You should also include all the objections from previous plans...

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Nina Singh

Address: 26 Dersingham Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in Cricklewood for 46 years and am totally against this whole development, in particular the height of these multi storey tower blocks.

It is not in keeping with other buildings in the area and will be an eyesore.

The site is already in a bottleneck part of Cricklewood where the road is narrow and so many new flats on a small footprint will only add to traffic and congestion.

So many residents are opposed to this development but the council seems to have sold out to developers instead of representing the interests of the local community.

Please listen to us!

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Case Officer: Carl Griffiths

Customer Details

Name: Mr Rod Harrison

Address: 25 Ash Grove London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developer and the council have again failed to listen to residents. Basing this application on the highly problematic "draft local plan", means cricklewood would be left with this massively dense development of approved.

It is far too dense and ill thought through.

Please come back with a more sensible idea. I would love to see a good plan come forward on this site.

Comments for Planning Application 20/3564/OUT

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Case Officer: Carl Griffiths

Customer Details

Name: Ms Alicia Arce

Address: 1 Needham Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please see my previous comments from the previous application. I don't consider this amendment to have improved the plans at all. In fact, it is worse as some buildings have been increased in size.