

**Our Ref:** AE/KG/SB/R00900

**PP Ref:** PP-12736938

Barnet Council  
2 Bristol Avenue  
Colindale  
NW9 4EW

**Submitted Electronically via Planning Portal**

18<sup>th</sup> January 2024

Dear Sir / Madam,

**APPLICATION TO DISCHARGE DETAILS PURSUANT TO CONDITION 3 (DEMOLITION, CONSTRUCTION, AND TRAFFIC MANAGEMENT PLAN) AND CONDITION 9 (VENTILATION / EXTRACTION PLANT), IN RESPECT OF PLANNING PERMISSION 23/4793/FUL  
400 EDGWARE ROAD LONDON NW2 6ND**

On behalf of Cricklewood PropCo Limited ('the Applicant'), I hereby enclose an application seeking approval of details of Planning Condition 3 (demolition, construction, and traffic management plan) and Planning Condition 9 (ventilation / extraction plant) attached to planning permission 23/4793/FUL ("the Permission") dated 09/01/2024.

Planning permission 23/4793/FUL granted consent for the following development:

*"Change of use from part education (Use Class F1(a)) and part storage and distribution (Use Class B8) to part light industrial workspace / incubator units (Use Class E(g)(iii)) and the retention of part storage and distribution use (Use Class B8). Reconfiguration of parking layout and one of the access ramps. Introduction of a trolley bay and a new access gate (amended description)."*

## **Approval of Details**

### Condition 3 – Demolition, Construction, and Traffic Management Plan

Condition 3 (demolition, construction, and traffic management plan) attached to the Permission states the following:

*"No site works or works on this development including demolition or construction work shall commence until a Demolition, Construction and Traffic Management Plan has been submitted to*

*and approved in writing by the Local Planning Authority. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority.”*

In order to comply with the requirements of Condition 3, please find enclosed an electronic copy of the following:

- Construction Phase Health, Safety, & Environmental Plan, prepared by Morda Construction.

The Construction Phase Health, Safety, and Environmental Plan enclosed with this application is considered to contain all of the information required in order to discharge the condition in its entirety. It contains full details of how traffic and vehicular access will be managed throughout works on-site, as well as giving full details of arrangements that will be in place to ensure health and safety standards are met throughout construction.

#### Condition 9 – Ventilation / Extraction Plant

Condition 9 (ventilation / extraction plant) attached to the Permission states the following:

*“a) No above ground works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.*

*The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.*

*b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.”*

In order to comply with the requirements of Condition 9, please find enclosed an electronic copy of the following:

- Noise Assessment, prepared by Ardent Consulting Engineers.

This Noise Assessment is considered to contain all of the information required in order to discharge the condition in its entirety. It includes details of surveys taken of on-site noise levels, and contains information concerning what would consider acceptable noise levels and how adherence with these has and will be

ensured. The report demonstrates that noise levels from plant on-site will be 28 decibels below the background noise measured on-site, which satisfies the criteria of the assessment, and is in line with Barnet's Sustainable Design and Construction SPD.

## **Submission Material**

The following is also submitted with this Approval of Details application:

- Completed application form, and
- Requisite application fee.

We trust that the above and submitted information is self-explanatory and await validation of the application. If you should have any questions in the meantime, please do not hesitate to contact myself or Sam Blacker [REDACTED] at this office.

Yours faithfully,

[REDACTED]

**Katy Greenwood**  
**Senior Planner**  
**ROK Planning**

[REDACTED]