

Mansoor Cohen  
London Borough of Barnet  
Planning Department  
182 Burnt Oak Broadway  
Edgware  
HA8 0AU

30<sup>th</sup> April 2024

Our Ref: 21-6300

Dear Mansoor,

**The Hyde, Colindale Telephone Exchange, NW9 6LB: Application Reference: 18/0352/FUL**

**Application to Discharge Planning Conditions: 13, 17 (Part iii-vii), 23 (Part B) and 40**

On behalf of our client, London Square, and in respect of the above property and planning permission, we formally apply to discharge the following Conditions (or parts of);

13	Car Park Management Strategy	A Car Parking Management Strategy for the detailed element of the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the detailed element of development.
17	Detail of Materials	<p>Prior to the construction of the buildings in the detailed element of the scheme, the following details for each building in the detailed element shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>i. ...</li> <li>ii. <i>Doors, entrances, windows (including glazing specifications) and balconies (including drawings and sections showing thresholds to adjacent internal spaces and drawings and sections of privacy screens);</i></li> <li>iii. Details of the design and access controls for the car park gate(s);</li> <li>iv. Building lighting;</li> <li>v. Podium details (including hard and soft landscaping, planting species, furniture and play provision);</li> <li>vi. Details of biodiverse roofs;</li> <li>vii. Details of any building security measures including CCTV;</li> </ul> <p>Thereafter the features hereby approved shall be installed prior to occupation of the first detailed element and thereafter maintained in a secure and good working order for the lifetime of the development.</p>

23	Energy Supply Network	<p>Part A: ...</p> <p>Part B: Prior to the occupation of the detailed element of the scheme, details of the energy supply network shall be submitted to and approved by the Local Planning Authority. Details shall be in accordance with the Energy Statement and Addendum and shall include:</p> <ul style="list-style-type: none"> <li>i. Details of connections available for each building;</li> <li>ii. Proposals for the staged installation of plant within the energy centre and any temporary energy provision required;</li> <li>iii. Details of safeguarded connections to an area wide heat network if found to be feasible following further engagement with the LPA and GLA;</li> <li>iv. Details of any potential future connections and safeguarding of space to accommodate a site wide energy centre in agreement with the LPA and GLA.</li> </ul>
40	Phasing	<p>The permission is phased in line with the Initial Phasing Plan. Prior to the commencement of development within a Phase a detailed phasing plan (for that Phase) shall be submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with Initial Phasing Plan and set out the detailed enabling/demolition in relation to Phase 0 and in relation to Phases 1, 2 and 3 the relevant construction programme by phase/block and the sequencing and timescale for delivery of the proposed site access improvements, pedestrian and cycle routes and landscaping works.</p> <p>Initial Phasing Plan means Drawing (00)_008 PO2 and Drawing (00)_010 PO2 listed in Condition 2 and any reference to Phases in this permission shall be by reference to these Phases</p>

Taking each of the conditions in turn;

**13 - Car Park Management Strategy:** Enclosed is the “Car Park Management Strategy” prepared by RGP dated April 2024.

**17 – Details of Materials:** This condition has already been discharged in part. Part (i.) of the condition, which for the avoidance of doubt does not form part of this submission, was discharged by your council on the 5<sup>th</sup> May 2022 –under reference 22/1577/CON.

We note that in relation to Part (iii.) –there are no access gates to the carpark. Part (v.) –was dealt with under condition 8 (approved in August 2022: 22/3837/CON. Part (vi.) –was dealt with under condition 33 (approved in June 2022): 22/0309/CON. And finally, part (vii.) –there is no CCTV in the development.

Turning to the balance of the condition.

**Part iv – Lighting:** We enclose the following plans;

6432-E-B-05-100-63-250 Block B - Podium Lighting Layout Block B - Podium Lighting Layout (rev C1), 6432-E-D-05-100-63-251 Block D - Podium Lighting Layout Block D - Podium Lighting Layout (rev C1), 6432-E-F-05-100-63-252 Block F - Podium Lighting Layout Block F - Podium Lighting Layout (rev C1), 6432-E-Z-GF-100-63-200-01 Site Wide Site Wide External Lighting Layout Sheet 1 of 2 (rev C2), 6432-E-Z-GF-100-63-200-02 Site Wide Site Wide External Lighting Layout Sheet 2 of 2 (rev C2).

Accordingly, we now seek for parts iii, iv, v, vi and vii of the condition to be discharged. A separate submission for part ii will be made.

**23 Part B – Energy:** Please find enclosed the “Condition 23 B – Technical Note”, prepared by Hodkinson, dated 19<sup>th</sup> April 2024. Additionally, in support of the technical note, the following plans are enclosed;

6432-M-A-00-100-56-100c1, 6432-M-A-01-100-56-100c1, 6432-M-A-01-100-56-101c1, 6432-M-A-16-100-56-100c1, 6432-M-A-M-700-56-700c1, 6432-M-A-M-700-56-701c1, 6432-M-BC-00-100-56-110c3, 6432-M-BC-M-700-56-702c1, 6432-M-DE-00-100-56-110c3, 6432-M-DE-M-700-56-703c1, 6432-M-FG-00-100-56-130c1, 6432-M-FG-M-700-56-704c1, 6432-M-Z-M-900-56-700c3, 6432-Z-ZZ-00-100-96-120t3

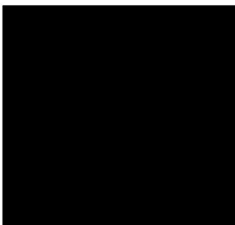
**40 – Phasing:** Please find attached the 10 sheets of sequencing diagrams (file c40\_phasing diagrams) submitted to show the relevant construction programme by phase / block and the sequencing and timescale for delivery of the proposed site access improvements, pedestrian and cycle routes and landscaping works.

In addition to the specific details submitted to discharge the above conditions, the Planning Portal submission is accompanied by:

- Completed Application Form
- Requisite Fee (Applicant has been nominated)

We trust that the above and attached is in order, and look forward to confirmation of validation of the application. Please feel free to contact the undersigned should you require any additional information.

Yours sincerely,



DIRECTOR

**Planning Potential**

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