

DATED 31 MARCH 2021

LONDON BOROUGH OF BARNET

**SECTION 247
TOWN AND COUNTRY PLANNING ACT 1990**

**THE STOPPING UP OF HIGHWAYS
(LONDON BOROUGH OF BARNET)**

**WEST HENDON ESTATE REGENERATION PHASES 5 and 6
(HIGHWAY AT/ADJACENT TO MARSH DRIVE, MARRIOTTS CLOSE, RAVENSTONE
ROAD AND BORTHWICK ROAD NW9) STOPPING UP ORDER No. 8 2021**

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(HIGHWAY AT/ADJACENT TO MARSH DRIVE, MARRIOTTS CLOSE, RAVENSTONE
ROAD AND BORTHWICK ROAD NW9) STOPPING UP ORDER No. 8 2021**

MADE 31st MARCH 2021

THIS ORDER is made by the London Borough of Barnet ("the Council") acting in its capacity as a local highway authority and in exercise of its powers under Section 247 of the Town and Country Planning Act 1990 ("the Act") as amended by Section 270 and Schedule 22 of the Greater London Authority Act 1999 and of all other powers enabling it in that behalf.

BY THIS ORDER:

1. The Council authorises the stopping up of highways described in the First Schedule to this Order and shown on the Deposited Plan, in order to enable the development described in the Third Schedule to this Order to be carried out in accordance with the planning permission granted under Part III of the Act by the Council on 20 November 2013 under reference number H/01054/13 and reserved matters approvals granted on 25 June 2018 under reference numbers 17/8134/RMA and 17/8150/RMA

2. No part of the said highways shall be stopped up pursuant to this Order until the Council certify to the Developer that the provisions of article 3 of this Order have been complied with.

3. The Developer shall to the reasonable satisfaction of the Council provide improvements to the highways described in the Second Schedule to this Order by construction of a footpath to close off access.

4. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any area of highway authorised to be stopped up under this Order then, subject to Section 261(4) of the Act, those statutory undertakers shall continue to have the same rights in respect of that apparatus after that area of highway is stopped up as they had immediately before the making of this Order.

5. . In this Order-

"the Developer" means Barratt Developments PLC

" Deposited Plan" means the plan numbered GWHPAS-C-DWG-56500 Rev P3, deposited at the main reception London Borough of Barnet, 2 Bristol Avenue, Colindale, London NW9 4EW.

DATE OF COMING INTO FORCE

6. This Order shall come into force on the date on which notice that it has been made is first published in accordance with Section 252(10) of the Act, and may be cited as the West Hendon Estate Regeneration Phases 5 and 6 (Highway at/adjacent to Marsh Drive, Marriotts Close, Ravenstone Road and Borthwick Road NW9) Stopping Up Order No.8 2021

THE FIRST SCHEDULE

DESCRIPTION OF HIGHWAYS TO BE STOPPED UP

The highway areas / references and sections listed in the table below and shown hatched with thick black diagonal lines and the highways shaded in solid black on Drawing No.GWHPAS-C-DWG-56500 Rev P3 attached to the Order .The dimensions quoted in the table are approximate averages and have been rounded to the nearest half metre. The drawing should be referred to for exact locations.

Name / Reference of Highway	Zone Reference / Address of Highway	Starting Grid Reference	Ending Grid Reference	Highway to be Stopped Up		
				Length (m)	Width (m)	Area (m ²)
A1	Marsh Drive	E: 521910.032 N: 188086.166	E: 521737.431 N: 188193.058	246.8	14.75	3640
A2	Borthwick Road	E: 521889.086 N:188179.412	E: 521914.122 N: 188198.365	31.4	13.9	436.5
A3	Marriotts Close	E: 521914.464 N:188079.854	E: 521734.561 N:188106.911	181.9	9.9	1800.8
A4	Ravenstone Road	E: 521925.255 N:188130.048	E: 521951.118 N: 188149.487	32	14	448
A5	Marsh Drive (South)	E: 521939.5380 N:188053.0875	E: 521914.464 N:188079.854	37.5	8.5	318.8
B1	Pedestrian Access Way serving rear of 18,19 & 20, Ramsey Close	E: 521775.756 N: 188211.429	E: 521766.487 N:188230.778	42	1.4	58.8
B2	Hardstanding/parking/turning head to Hall	E: 521773.444 N: 188193.514	E: 521779.125 N: 188212.050	19	17.2	326.8
B3	Pedestrian access way serving units 193 - 232 Marsh Drive	E: 521732.549 N: 188110.370	E: 521732.865 N: 188187.058	133	3.3	438.9
B4	Pedestrian access way serving rear of units 97-232 Marsh Drive	E: 521713.836 N:188114.509	E:521782.793 N:188102.956	158.6	4.5	713.7
B5	Parking Area - Marsh Drive	E: 521807.226 N: 188174.470	E: 521803.369 N: 188149.5260	25	26.4	660
B6	Pedestrian access way serving rear of units 1-96 Marsh Drive	E:521809.688 N:188100.703	E: 521880.240 N:188090.435	157	3.5	549.5
B7	Pedestrian access way serving rear of units 6,7 & 8 Ramsey Close	E:521869.335 N:188179.858	E:521890.233 N:188189.014	26.5	1.9	50.5
B8	Parking Area off Marriotts Close - Serving 97-232 Marsh Drive	E:521725.050 N:188125.628	E:521775.786 N:188118.517	51.2	19.7	1009

Name / Reference of Highway	Zone Reference / Address of Highway	Starting Grid Reference	Ending Grid Reference	Highway to be Stopped Up		
				Length (m)	Width (m)	Area (m ²)
B9	Parking Area off Marriotts Close - Serving 1-96 Marsh Drive	E:521821.174 N:188111.936	E:521871.851 N:188104.5280	51.3	19.8	1016
B10	Pedestrian access way to York Park	E:521751.344 N:188099.502	E:521735.546 N:188049.907	57	1.9	108
B11	Pedestrian access and vehicular parking off Marriotts Close	E:521816.8587 N:188089.8879	E:521812.8330 N:188065.7541	24.4	23	561.2
B12	Pedestrian access way serving rear of Houses 1-10 Marriotts Close	E:521748.934 N:188072.271	E:521810.709 N:188014.462	103	2.8	288

THE SECOND SCHEDULE

DESCRIPTION OF HIGHWAYS TO BE IMPROVED

The highway areas / references and sections listed in the table below and shown cross hatched black on Drawing No.GWHPAS-C-DWG-56500 Rev P3 attached to the Order .The dimensions quoted in the table are approximate averages and have been rounded to the nearest half metre. The drawing should be referred to for exact locations.

Name / Reference of Highway	Zone Reference / Address of Highway	Starting Grid Reference	Ending Grid Reference	Highway to be Improved		
				Length (m)	Width (m)	Area (m ²)
C1	Access-Borthwick Road	E:521909.024 N:188208.186	E:521921.824 N:188192.260	20.4	4.5	91.8
C2	Access - Ravenstone Road	E:521947.916 N:188157.832	E:521957.771 N:188144.470	16.5	4.8	79

THE THIRD SCHEDULE

LOCATION

Highway at/adjacent to Marsh Drive, Marriotts Close, Ravenstone Road and Borthwick Road NW9

THE DEVELOPMENT

Planning Permission H/01054/13

Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp. Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works. Submission of Environmental Statement

Reserved Matters Approval 17/8134/RMA

Application for reserved matters (scale, layout, appearance, access landscaping, planting, and access) and the construction of 216 residential units (118 market, 97 intermediate and 1 social rented unit), including parking and new landscaped public space for Phase 5 (Block A, B,C and G) pursuant to conditions 5 and 6 following approval of hybrid planning application H/01054/13 dated 20/11/13.

Reserved Matters Approval 17/8150/RMA

Application for reserved matters (scale, layout, appearance, access and landscaping) and the construction of 516 residential units (442 market and 74 intermediate), including a gym, parking and new landscaped public space for Phase 6 (Blocks D1-D8) pursuant to conditions 5 and 6 following approval of hybrid planning application H/01054/13 dated 20/11/2013.

Dated: 31 MARCH

2021

THE COMMON SEAL OF THE MAYOR AND)
BURGESSES OF THE LONDON BOROUGH)
OF BARNET was hereunto affixed in the)
presence of)



Authorised signatory 

Authorised signatory 

No. IN REGISTER
57/5984