

Our ref: MRD/02B 524 154

13 May 2015

The Secretary of State for Communities  
& Local Government  
National Planning Casework Unit  
5 St Philips Place  
Colmore Row  
Birmingham  
B3 2PW



65 Gresham Street  
London  
EC2V 7NQ  
T: +44 (0)20 7911 24 68  
F: +44 (0)20 7911 25 60

**Sent by recorded delivery and**  
**Email:** [npcu@communities.gsi.gov.uk](mailto:npcu@communities.gsi.gov.uk)

**[gva.co.uk](http://gva.co.uk)**

**Direct Dial: 020 7911 2812**  
**Email:** [mark.davey@gva.co.uk](mailto:mark.davey@gva.co.uk)

Dear Sir

**The London Borough of Barnet (Brent Cross Cricklewood) Compulsory Purchase Order (No 1) 2015**

**Section 226(1) (a) Town and Country Planning Act 1990; S.13 Local Government (Miscellaneous Provisions) Act 1976; and the Acquisition of Land Act 1981**

**National Westminster Bank Plc (the Objector): 1) NatWest Bank, 160-162 Cricklewood Broadway; and 2) NatWest ATM's, Brent Cross Shopping Centre**

We are instructed by the Objector to act on its behalf in submitting an objection to the Order.

The Objector's address is 135 Bishopsgate, London, EC2M 3UR.

The Objector is has property interests in and occupies parts of the following properties:

- 1) NatWest Bank, 160-162 Cricklewood Broadway (freehold: No 160; and leasehold: No 162) (in occupation of part); and
- 2) NatWest Automatic Teller Machines (ATM5, West Court and ATM7, East Court), Brent Cross Shopping Centre (leasehold).

Accordingly the Objector is a statutory objector.

The objection to the Order is on the following grounds.

1. The acquiring authority has not demonstrated that the Scheme underlying acquisition is necessary and that there is sufficient need for the Scheme to justify compulsory purchase. The Objector contends that the Scheme is not necessary.
2. If the Secretary of State finds that the Scheme is necessary then the Objector will argue that the acquiring authority has not demonstrated that the Scheme should be built in this location. The Objector will argue that it should be built in a different location. The Objector contends that there are other parcels of land in this locality which could be acquired to meet the requirements of the Scheme.
3. If the Scheme is to be built in this location, it needs to be redesigned to minimise its detrimental impact on the locality and avoid the impact on the Objector's property.
4. The acquiring authority has not demonstrated that the Scheme is deliverable and viable and that funding is available.
5. The acquiring authority has not demonstrated that there are no other impediments to the delivery of the Scheme.
6. The acquiring authority has not attempted to acquire the properties by agreement and therefore cannot demonstrate that compulsory purchase is justified.
7. The proposed works will have a detrimental impact on the operation of the Objector's properties and business.

The Objector therefore requests that the Secretary of State either refuses to confirm the Order, or amends the Order.

The Objector reserves the right to expand these grounds of objection at the Inquiry. The Objector also reserves the right to add to these grounds of objection should any further issues arise.

Please acknowledge safe receipt of this letter and please confirm that the Objector has been noted as a statutory objector.

Please direct all correspondence regarding this matter to:  
Mark Davey, Bilfinger GVA, 65 Gresham Street, London, EC2V 7NQ (020 7911 2812;  
[mark.davey@gva.co.uk](mailto:mark.davey@gva.co.uk)).

Yours faithfully

*Bilfinger GVA*

**BILFINGER GVA**

Cc: (by e-mail)

1. Paul Astbury, GL Hearn; [paul.astbury@glhearn.com](mailto:paul.astbury@glhearn.com)
2. Conrad Bacon, Hammerson; [conrad.bacon@hammerson.com](mailto:conrad.bacon@hammerson.com)
3. Karen Mercer, LB Barnet; [karen.mercer@barnet.gov.uk](mailto:karen.mercer@barnet.gov.uk)