**LONDON BOROUGH OF BARNET (COLINDALE STATION REDEVELOPMENT) COMPULSORY PURCHASE ORDER 2020**

**SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 13 OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

**AND THE ACQUISITION OF LAND ACT 1981**

**COMPULSORY PURCHASE OF LAND AND NEW RIGHTS AT THE**

**COLINDALE STATION REDEVELOPMENT IN COLINDALE AVENUE**

**IN THE LONDON BOROUGH OF BARNET**

Notice is hereby given that on the 12th March 2020 the London Borough of Barnet made the London Borough of Barnet (Colindale Station Redevelopment) Compulsory Purchase Order 2020 (the "Order") under Section 226 (1) (a) of the Town and Country Planning Act 1990, Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981. It is about to submit this Order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the Order will authorise the London Borough of Barnet to purchase compulsorily the land and the new rights as described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land namely a replacement station, ticket hall building with step free access and a mixed use development of residential and commercial uses, public realm improvements and associated highway works.

A copy of the Order, Schedule, accompanying Map and Statement of Reasons may be viewed on the Council’s website- [www.barnet.gov.uk/regeneration/colindale](http://www.barnet.gov.uk/regeneration/colindale) and during normal working hours at the following locations:

1. Reception, Hendon Town Hall, The Burroughs, London, NW4 4BG;

2. Reception, 2 Bristol Avenue, Colindale London NW9 4BR;

3. Hendon Library, The Burroughs, London, NW4 4BG;

1. If no relevant objection as defined in Section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the Confirming Authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the Order, the Confirming Authority may confirm the Order with or without modifications.

2. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the Confirming Authority is required, before confirming the Order either:

i. to cause a public local inquiry to be held; or

ii. to afford to the objector an opportunity of appearing before and being heard by a person appointed by the Confirming Authority for the purpose; or

iii. with the consent of the objector to follow a written representations procedure.

3. The Confirming Authority may then, after considering the objection(s) and the report of the person who held the inquiry or hearing or considered the written representations, confirm the Order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the Confirming Authority may in certain circumstances permit the Acquiring Authority to determine the confirmation of the Order.

4. Any objection to the Order must be made in writing to the Secretary of State for Housing, Communities and Local Government at the **National Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham, B3 2PW (**[**pcu@communities.gov.uk**](mailto:pcu@communities.gov.uk)**) no later than Friday 17th April 2020** and should state the title of the Order, the grounds of objection and the objector's address and interests in the Order land.

**DESCRIPTION OF LAND AND RIGHTS TO BE ACQUIRED**

The land particularised in the Order and in the accompanying map, to be acquired, includes the following:

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| * All interests in, over or under approximately 54 square metres of unregistered land |
| * All interests in, over or under approximately 140 square metres of land, house and garden known as 167 Colindale Avenue, London, NW9 5HX situated to the west and north of 167-171 Colindale Avenue |
| * All interests in, over or under approximately 148 square metres of land, house and garden known as 169 Colindale Avenue, London, NW9 5HX |
| * All interests in, over or under approximately 144 square metres of land, house and garden known as 171 Colindale Avenue, London, NW9 5HX |
| * All interests in, over or under approximately 135 square metres of land, house and garden known as 173 Colindale Avenue, London, NW9 5HX |
| * All interests in, over or under, approximately 97 square metres of land and garden known as Flat 1 and 2 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in over or under approximately 59 square metres of residential flat known as Flat 1 and 2 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, over or under approximately 98 square metres of residential flat, garden and car parking space known as Flat 3 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, over or under approximately 105 square metres of residential flat, garden and car parking space known as Flat 4 Agar House, Colindale Avenue, NW9 5HJ |
| * All interests in, over or under approximately 61 square metres of residential flat known as Flat 5 and 6 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interest in, over or under approximately 144 square metres of land, garden, and car parking spaces situated to the rear of Flat 5 and 6 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, over or under, approximately 36 square metres of land, garden and car parking space situated to the rear of Flat 5 and 6 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, under or over approximately 3 square metres of land situated to the west of Pasteur Close and north of Agar House, Colindale Avenue |
| * All interests in, under or over, approximately 12 square metres of land and car parking space situated to the rear of Flat 1 Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, under or over, approximately 32 square metres of car parking space, land, garden and car parking space known as Flat 2, Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, under or over approximately 6 square metres of unregistered land situated to the north of Agar House |
| * All interests in, under or over approximately 8 square metres of land north of Agar House, Colindale Avenue, London, NW9 5HJ |
| * All interests in, under or over approximately 10 square metres of car parking space situated to the west of Pasteur Close and north of Agar House |
| * All interests in, under or over approximately 3 square metres of unregistered land situated to the north of Agar House |
| * All interests in, under or over approximately 13 square metres of land and electricity sub-station situated to the west of Pasteur Close and north of Agar House at Colindale Gardens, rear of Colindale Avenue, NW9 5HJ |
| * All interests in, under or over approximately 2 square metres of land and garden known as Flat 1 and 2 Agar House, Colindale Avenue, London, NW9 5HJ |

The rights particularised in the Order and in the accompanying map, to be acquired,(except those of the acquiring authority) include the following:

the right for the acquiring authority and its lessees, licensees, successors in title, assigns and those authorised by any of these to swing the jib of a crane, loaded or unloaded, through the airspace over:

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| * approximately 469 square metres of land, building and car parking spaces |
| * approximately 34 square metres of land situated west of 1-12 Pasteur Close |
| * 4 square metres of land and garden known as 2 Petri House, Colindale Avenue, Barnet |
| * approximately 6 square metres of house and garden known as 3 Petri House, Colindale Avenue, Barnet |
| * approximately 62 square metres of building known as 1 Petri House, Colindale Avenue |
| * approximately 105 square metres of land and garden known as 1 Petri House, Colindale Avenue |
| * 533 square metres of highway known as Pasteur Close and Colindale Avenue |
| * approximately 75 square metres of land on the south side of Colindale Avenue |
| * 140 square metres of land on the south side of Colindale avenue |
| * approximately 489 square metres of highway known as Colindale Avenue, pavement and bus shelter |
| * approximately 89 square metres of land known as Colindale Park |
| * 311 square metres of land lying to the south of Colindale Avenue |
| * 816 square metres of highway known as Colindale Avenue, railway station and platform beneath known as Colindale Station |
| * approximately 45 square metres of land on the north of Colindale Avenue |
| * 10 square metres of land to the north of Colindale Avenue |
| * approximately 52 square metres of land on the north side of Colindale Avenue |
| * 55 square metres of land situated north of Colindale Station |
| * approximately 364 square metres of land adjoining 155 Colindale Avenue |
| * approximately 114 square metres of land west of Colindale Avenue |
| * 1 square metre of land west of Colindale Station |
| * approximately 139 square metres of building known as 155 and 157, Colindale A |
| * approximately 4 square metres of land and west of Colindale station |
| * 105 square metres of land and premises |

Dated: 12th March 2020

Signed: 

**Cath Shaw**

**Deputy Chief Executive**

**on behalf of London Borough of Barnet**