

Tanner & Tilley

Development Consultants

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Alex Bushell
Development Management
Regeneration and Planning
London Borough of Camden
Town hall
Judd Street
LONDON
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Our ref. JM/1295/0324

11th December 2024

Dear Alex

**VARIATION OF CONDITION 5 OF PLANNING CONSENT 2019/2623/P
VARIATION OF CONDITION 11 OF PLANNING PERMISSION REF: PEX0100663
(GRANTED ON APPEAL ON 07/08/2001 UNDER REFERENCE APP/X5210/A/02/1097183
AND AMENDED BY PERMISSION 2015/0436/P AND 2020/0967/P DATED 16/03/2020)
FOR THE ERECTION OF 20 DWELLINGS IN BUILDINGS OF TWO AND THREE-
STOREYS WITH LOWER GROUND LEVELS, A BLOCK OF 10 FLATS AND
UNDERGROUND PARKING FOR 13 CARS'; CHANGES RELATE TO CONSTRUCTION
OF 4 SELF-CONTAINED FLATS IN A 3-STOREY BUILDING WITH LOWER GROUND
FLOOR IN PLACE OF 4 TOWNHOUSES AND CHANGES TO 'MIXED-HOUSING BLOCK'
INCLUDING: REDUCTION IN FOOTPRINT OF NORTH-EAST CORNER AT LOWER
GROUND, GROUND AND 1ST FLOOR LEVELS; ALTERATIONS TO WINDOWS/DOORS
ON ALL FOUR ELEVATIONS; ALTERATIONS TO LINK BRIDGE, INTRODUCTION OF
LIFT CORE AND LIFT-OVERRUN; AND ALTERATIONS TO LANDSCAPING WIMBRELL
MEWS (FORMERLY RAILWAY CLUB DEVELOPMENT SITE, COLLEGE LANE,
LONDON. NW5 1BJ.**

Further to the pre-ap meeting with George Dhillon and yourself I have today submitted an application under Section 73 of the Town & Country Planning Act 1990 to substitute amended plans for those approved under the above planning consent under Planning Portal reference PP-13627213. The requisite application fee has been paid via the Portal.

The revised proposals for amendments to the design of the apartments are shown on the following drawings:

Lower Ground Floor Proposed	Drawing number:	393-PA-300
Ground Floor Proposed		393-PA-301
First Floor Proposed		393-PA-302
Second Floor Proposed		393-PA-303
Proposed Roof Plan		393-PA-304
Existing and Proposed Elevations		393-PA-400
Maisonettes Proposed Lower Ground Floor and Ground Floor		393-WD-200
Maisonettes Proposed First Floor and Second Floor		393-WD-201
Proposed Sections		393-WD-400
Proposed Elevations		393-WD-600

The application is also accompanied by the following reports:

Planning Policy Statement by Tanner & Tilley Development Consultants
Financial Viability Assessment by Atitlan Consulting
Draft Deed of Variation (to follow)

As previously explained the viability of the development is now seriously in question. Covid inevitably has led to material shortages and delays in construction. Build Costs have risen by approximately 25% over the last year. In addition, inflation has had a huge impact on the cost of borrowing. Inflation and uncertainty is also having a serious impact.

In recommending approval of the previous Section 73 application (2019/-2623/P) as set out in the Officer's report, the LPA noted that *'The overall proposals are for new housing and therefore trigger the need to consider a contribution to affordable housing. However the fact that this is a variation to an approved scheme, which has already delivered an on-site building for affordable occupation is a significant material consideration. The unilateral agreement attached to the 2003 appeal identified that the tenure of each affordable dwelling would be agreed with the Council, however, to date this has not happened, nor has the building been demised to a Registered Provider. It is considered essential that this is regularised as part of this permission and that the legal obligations governing the affordable housing are brought up to date and consistent with current policy.'* As set out in the Planning Policy Statement the LPA has to consider the overall viability of the development.

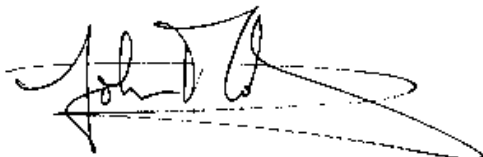
The Financial Viability Assessment (FVA) which has been prepared by Atitlan Consulting. This concludes the maximum reasonable surplus that is currently anticipated to accrue is £868,000. This will be a payment in lieu of provision of affordable housing on site, due to the anticipated service charge liability.

In conclusion the application comprises firstly minor material amendments to the design of Blocks 2 and 3 primarily in respect of improvements to access and compliance with Building Regulations and secondly to reconsider the provision of affordable housing given that the current restrictions result in it being undeliverable.

If having given the application a detailed appraisal, you have any reservations or feel unable to make a favourable recommendation I request that you contact me so that we can discuss the matter further.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Montgomery', written over a dashed horizontal line.

John Montgomery