

GREATER **LONDON** AUTHORITY

Good Growth

Christopher Smith
London Borough of Camden
By Email

Our ref: 2025/0165/NSI
Your ref: 2025/0852/P
Date: 14 April 2025

Dear Christopher Smith

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
100 Avenue Road London

Local Planning Authority reference: 2025/0852/P

I refer to your letter received by the GLA on 7 March 2025 consulting the Mayor of London on the above planning application, under the terms of the Mayor of London Order 2008.

The applicant proposes: Variation of conditions to planning permission ref. 2014/1617/P (for demolition of building and provision of a mixed-use residential-led development, as allowed at appeal ref. APP/X5210/W/14/3001616 on 18/2/2016, and as amended by permission refs. 2016/2048/P, 2018/4239/P, 2019/1405/P, 2022/1609/P and 2024/5432/P) to secure alterations to the external appearance; internal residential, commercial and community space layouts; housing and affordable housing provision; cycle and car parking; hard and soft landscaping, and other associated amendments.

I have assessed the details of the application and, given the scale and nature of the proposals, conclude that the GLA does not have comments on the proposals other than those detailed below:

Site optimisation and affordable housing

GLA officers are supportive of the proposals to further optimise the consented building to deliver an uplift of 53 additional homes. The improved affordable housing offer is also welcomed. It is accepted that the 35% affordable housing offer with a tenure split of 51:49 between Social / Affordable Rent and Intermediate Rent meets the London Plan Fast Track Route threshold. The Council must ensure that the affordable units are secured in perpetuity and in line with London Plan eligibility and affordability criteria. An early-stage review must also be secured.

Transport

The proposed construction methodology will need detailed discussion with TfL and also with HS2. Prior to any recommencement of works all latest details will need to be agreed with TfL to confirm matters including hours of operation, highway access and traffic management, and pedestrian access to Swiss Cottage station. In terms of inclusive access mitigation, step free access is unlikely to be delivered at Swiss Cottage station, and instead a contribution of £75,000 towards delivery of improvements at

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We are committed to being anti-racist, planning for a diverse and inclusive London and engaging all communities in shaping their city.

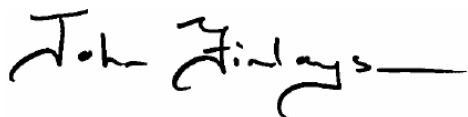
Finchley Road station should be secured. TfL will send detailed comments under separate cover as part of its statutory consultation.

Sustainability

GLA officers welcome improvements to the applicant's Energy Strategy from the consented scheme. A Circular Economy Statement and Whole Life Cycle Carbon Assessment has also been submitted in line with current policy requirements. Further details have been issued under separate technical cover for the Council's consideration.

Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA. I will be grateful, however, if you would send me a copy of any decision notice and section 106 agreement.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Finlayson', followed by a horizontal line.

John Finlayson

Head of Development Management

cc Anne Clarke, London Assembly Constituency Member
Andrew Boff, Chair of London Assembly Planning Committee
National Planning Casework Unit, MHCLG
TfL