

Date: 9 November 2010
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09 NOV 2010

Dear Sir

14-15 College Crescent

Planning application to be read in conjunction with application for 14 Templewood Avenue (your ref 2010/4998P)

As explained in the letter accompanying the application dated 27 October 2010 this application is to be read in conjunction with that for 14 Templewood Avenue, which was considered on 8 November and granted subject to a s106 agreement requiring replacement of lost residential units by 'Off Site Housing' to be completed prior to the first use of the development permitted at 14 Templewood Avenue.

This application provides the 'Off Site Housing' that is required. It provides four wholly new units of housing within Fitzjohn's and Fagnal Ward) consisting of the following:

- 1 x 3 bed flat (area 104 sq m),
- 2 x 2 bed flats (area 2 x 84 sq m) and
- 1 x 3/4 bed flat (area 142 sq m).

The total area of the flats does not wholly replace the residential floorspace lost at Templewood Avenue, and there is a shortfall of 83 sq m. However it is submitted that the Off Site Housing so provided is of better standard than that lost as

- it is better and more sustainably located with regard to shops and services at Finchley road and Swiss Cottage;
- better and more sustainably located with respect to public transport, both as to underground at Swiss Cottage (Jubilee Line) and Finchley Road (Jubilee Line and Metropolitan Line), and heavy rail at South Hampstead Station on the Watford-Euston line, as well as numerous bus routes;
- it provides a range of housing unit sizes,
- all of which will be newly converted and appointed