

7<sup>th</sup> October 2014

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Dear Charles

**Submission of detailed planning application**

**Bartram's Convent, Rowland Hill, London NW3 2AD**

Further to our various conversations in relation to the above site we hereby submit, on behalf of the applicant, PegasusLife a detailed planning application for the:

*'Demolition of existing and construction of a new building to provide extra-care accommodation for older people (Use Class Sui Generis), comprising 60 extra care apartments and associated communal facilities including a restaurant/ café, a health and well-being facility, treatment rooms, communal lounge/ library and staff facilities. A basement level car storage area for residents, visitors and staff parking; cycle and mobility scooter parking; communal gardens and roof terraces.'*

In pursuit of the application we enclose four hard copies and a disc of the following:

- The relevant application form, certificates and CIL forms.
- Site location plan
- Application drawings- Existing and proposed.
- SD1: Planning Design and Access Statement prepared by Duggan Morris and Tibbalds.
- SD2: Townscape, Visual Impact and Heritage Statement prepared by Peter Stewart Consultants.
- SD3: Statement of Community Engagement prepared by Keeble Brown.
- SD4: Transport Assessment and draft Travel Plan prepared by Aecom.

**Directors**

**Jane Dann**  
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**Registered Company**

**Tibbalds Planning and  
Urban Design Limited**

Registered in England  
Company number 4877097

- SD5: Daylight/ sunlight and overshadowing assessment prepared by JLL
- SD6: Construction Management Plan prepared by Aecom.
- SD7: Tree survey and arboricultural statement prepared by Camlins.
- SD8: Basement Impact Assessment prepared by Elliot Wood.
- SD9: Sustainability and energy statement prepared by Max Fordham.
- SD10: Noise, vibration and ventilation assessment prepared by Max Fordham.
- SD11: Air quality assessment prepared by Aecom.
- SD12: Ecology survey (phase 1) prepared by Camlins.

We also enclose a cheque for £26,294 in respect of the planning fee.

The supporting documentation describes the scheme, its evolution, impacts and mitigation. As a result we demonstrate that the scheme accords with the Development Plan and provides a significant opportunity to deliver much needed extra care accommodation for older people in Camden.

In addition and, based on our recent discussions you confirmed that it would be your expectation that we would submit a viability assessment and that this would be a validation requirement.

Based on this commentary we have checked the validation requirements and as far as we can ascertain there is no mention of viability statements being a pre-requisite of validation in relation to the form of development proposed.

As part of the pre-application discussions you also indicated that there is an expectation from officers that the development should contribute to affordable housing.

Our response to the issue of affordable housing contributions and our interpretation of the planning policy position is set out under section 8 of SD1, which accompanies the application.

Based on the above and the content of SD1 we would request that in the first instance the application is validated and that you review section 8 of SD1. As confirmed in our recent email exchanges PegasusLife has instructed the production of viability statements in respect of both their sites at Bartram's and Fitzjohn's Avenue. It is currently envisaged that these viability statements will be available in a couple of weeks.

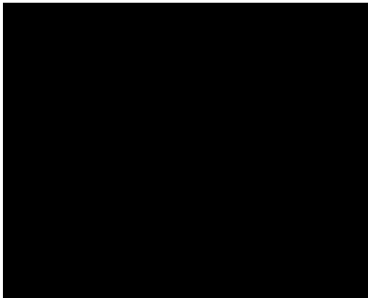
As explained during the pre-application process the viability in relation to this type of use is very different to that of conventional housing and hence in addition to the planning policy position in relation to affordable housing contributions and extra –care use PegasusLife wishes to ensure that, as part of any planning application process that the viability position is fully understood and as a result any discussion in relation to Section 106 and potential contributions can be set within a shared understanding of the proposed land use and the planning policy context.

As discussed therefore I would suggest that a viability meeting is set up for approximately 3 weeks time. At this meeting we would envisage explaining the background to the product and running through the viability.

We hope that based on the above and the attached that the application can be validated and that we can start to move through the application decision making process.

Please do not hesitate to contact me if you require anything further.

Yours sincerely  
For Tibbalds Planning and Urban Design



Jennifer Ross  
Director

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enc

James Lambert, PegasusLife; Josh Barker, Aecom; Miranda MacLaren, DMA; Stuart McKechnie, Max Fordham; Peter Stewart PSCPA; Justin Sherlock, Aecom; Simon Ronan, Camlins; Kate Hart Keeble Brown