

26th March 2015

Mr Alex McDougall
Senior Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden
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Dear Alex,

ARTHUR WEST HOUSE, 79 FITZJOHN'S AVENUE, LONDON, NW3 6PA

APPLICATION REFERENCE: 2014/7851/P

Further to recent discussions with Officers at the London Borough of Camden, and on behalf of PegasusLife, we enclose details of proposed amendments to the above planning application for the development of Arthur West House, 79 Fitzjohn's Avenue in Hampstead.

These discussions have led to the progression of the proposal in the form of various design changes relating principally to the scheme massing and number of units.

The massing changes principally consist of a reduction in the proposed height and footprint of the building. This is illustrated in the enclosed application drawings and supporting documents.

Additionally, in order to accommodate the concerns raised by officers in relation to the layout and aspect of the individual units and the density of development, it has been decided to reduce the number of extra care units from 33 to 42. As a result the density of the scheme reduces from 210 units per hectare to 165 units per hectare, this is broadly in accordance with the London Plan density matrix for this area and PTAL.

The amendments are described in detail in the following supporting documents:

- Updated signed and completed application form for planning permission with signed Certificate A and Agricultural Holdings Certificate, dated 26 March 2015;

Directors

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Registered in England
Company number 4877097

- Updated completed Community Infrastructure Levy Additional Information Requirement Form, dated 26 March 2015;
- Replacement set of proposed application plans, sections and elevations prepared by Sergison Bates Architects and Drawing Issue Sheet;
- Replacement Area Schedule (Rev D) prepared by Sergison Bates Architects, dated 24.03.2015;
- Replacement Landscape plan (LL489-100-0001 Rev B) prepared by Camlins;
- Addendum Design Statement prepared by Sergison Bates (including Revised Landscape prepared by Camlins);
- Addendum Heritage and Conservation Assessment prepared by Tibbalds Planning and Urban Design dated March 2015;
- Addendum Townscape Assessment prepared by Barton Willmore and designhive, comprised of:
 - Townscape and Visual Addendum dated March 2015;
 - Townscape and Visual Addendum: Verified Photomontages – Methodology and Supporting Evidence dated March 2015; and
 - Photomontage Views P1, P2, P4 & P5, Summer and Winter, Full Size dated March 2015.
- Addendum Construction Management Plan prepared by Gleeds dated March 2015;
- Updated Transport Assessment, including Travel Plan, prepared by TTP Consulting dated March 2015;
- Updated Delivery and Servicing Plan, prepared by TTP Consulting dated March 2015;
- Addendum Tree Survey, Implications Assessment and Outline Protection Method Statement prepared by Tree Maintenance Limited dated March 2015; and
- Addendum Daylight, Sunlight and Overshadowing Report prepared by EB7 dated 13 March 2015.

The changes to the scheme do not affect the conclusions of the following originally submitted documents:

- Statement of Community Involvement prepared by Keeble

Brown;

- Noise and Vibration Assessment prepared by Max Fordham LLP;
- Phase 2 Ground Investigation prepared by Ian Farmer Associates;
- Ecological Appraisal prepared by Camlins;
- Air Quality Assessment prepared by Aecom;
- Sustainability and Energy Statement prepared by Max Fordham LLP; and
- Basement Impact Assessment prepared by Symmetrys Ltd.

Should you have any questions please do not hesitate to contact either Jennifer Ross or Angela Parikh at this office.

Yours sincerely

For Tibbalds Planning and Urban Design

A handwritten signature in black ink, appearing to read 'Jennifer Ross', with a large, sweeping flourish underneath.

Jennifer Ross

Director

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