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Tania Skelli Yoaz
Senior Planning Officer
London Borough of Camden
5 Pancras Square
London
WC1H 9JE

2 February 2016

Our ref: NJB/6444

Your ref: PP-04800703

Dear Tania,

120 Finchley Road, London NW3

Please find attached for your attention and consideration a Minor Material Amendment application to vary the approved drawings for the 2010 planning permission (Ref: 2010/0552/P) for the comprehensive redevelopment of the site including erection of a part 4 and part 7 storey building for a hostel. The application seeks to vary condition 19 of the original permission which relates to the approved drawings.

As you are aware, the construction of the permitted development is well advanced. The revised drawings reflect detailed design development work in the context of a major development proposal and refinements and enhancements to the permitted designs.

Accordingly with this application we attach (submitted via the planning portal: Ref. **PP-04800703**):

1. Application forms;
2. CIL form;
3. Revised application drawings (and drawing list); and
4. Note from the architects explaining the rationale and justification for each of the refinements.

As the proposals are identical to that previously submitted and withdrawn within the last 12 months (Ref. 2015/4815/P) no fee is payable.

Background

The principal reason that the previous submission was withdrawn related to the objection from Holy Trinity Church and their consultants, NLP.

Since then there has been extensive dialogue with the Church which has led to the removal of all windows serving habitable accommodation in the flank elevation facing the Church. This represents an enhancement to the Church in relation to the original permission and fully integrates with their imminent redevelopment proposals, discussed extensively with the Council, which include building up to the building line.

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Part of this sliver of land which is the subject of this application is not yet within BLS1's ownership. Historically, the Church, 120 Finchley Road and Alban House were one plot of land. When this land was split up, the boundaries were never clearly defined, As such; the Boundary between the Church and 120 Finchley Road was not a straight line. Therefore, strictly speaking part of this land still belongs to the Church. However, we are looking to register the Agreed Boundary within the next few weeks at the Land Registry and formalise the straight line Boundary. The Church is in agreement with this. Accordingly, we have signed Certificate B with the application.

Following the aforementioned dialogue, the Church are now supportive of the proposals and will be formally expressing their support to the Council on the application proposals in due course.

We have attached a revised red line location plan with the submission drawings. Based upon legal advice, we have varied the red line location plan through a MMA/S73 on several occasions throughout central London. The key consideration is that there is consultation which will occur under a MMA/S73 route, but would not under a S96A/NMA route. As a matter of logic it would be entirely inappropriate to seek a full new application for a major scheme for such a minor change.

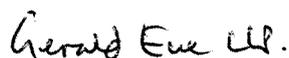
The supporting note from SIAW Architects highlights the justification for the refinements to the scheme proposals as a whole, including to the front elevation with a centrally located main entrance, balconies designed as individual or pairs (rather than a continuous band) and the introduction of vertical terracotta bands. On the north elevation the stone cladding has been replaced by brick.

Detailed refinements are proposed upon the south and east elevations. These have however been progressed to ensure that there will be no detriment to residential amenity given the close proximity and to ensure that the resident comments upon the previous submission have been addressed.

On overall terms the design / development refinements will deliver an enhanced scheme in design and townscape terms and the re-submission addresses the comments raised previously.

We look forward to hearing that the application has been validated. Please contact Nick Brindley on 0207 333 6362 if you want to discuss this further.

Yours sincerely



Gerald Eve LLP

Enc: As listed