

Independent Audit of Viability details: Instruction

Section A (Site Summary) – to be completed by Case Officer

Case officer contact details:	Charles Thuaire 020 7974 5867	Date of audit request:	7.12.17
Camden Reference:	2016/3930/P	Statutory consultation end date:	22.9.16
Site Address:	153-163 Broadhurst Gardens NW6 3AU & 23 West Hampstead Mews NW6 3BB.		
Reason for Assessment:	Planning application- viability study for various options		
Proposal description:			
<p>Demolition of the existing retail and residential building & replacement with part 3, part 4-storey building with roof accommodation above, comprising ground floor (Class A1/A3) commercial (435 sq.m) with 30 residential apartments above (13 x 1 bed, 14 x 2 bed and 3 x 3 bed) including the retention and refurbishment of No. 23 West Hampstead Mews and associated works.</p> <p><u>Note for auditor-</u> the original viability study was reviewed by BPS in Oct 2016; the study was revised in June 2017 and updated to reflect changed economic climate and to show 3 options- redevelopment, restoration of existing buildings, and redevelopment behind a retained façade.</p>			
Relevant planning background N/A			

Section B: Fee proposal (to be completed by the Auditor)

Date	Fee and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
13/12/17	£2,200 ex VAT + £400 ex VAT for attendance at committee	5/1/18	

Note: Where changes to the fee are required during the audit process, this will require an update to the above table, with justification provided by the auditor. These changes shall be agreed with the planning officer and the applicant, in writing before the work is undertaken.