

Mount Pleasant Phoenix Place. Ref. 2018/0817/P – LBC Feedback on Revised NMA Drawings and UU – Response Schedule

27.04.18

This schedule has been prepared by DP9 to respond to comments received from London Borough of Camden (LBC) officers on 17.04.18 regarding the revised application submitted 03.04.18 under application ref. 2018/0817/P. It is an update to the response schedule issued to the Council dated 20.04.18 and should supersede that version. It accompanies a final revised set of drawings which have been submitted on 27.04.18 for the Council’s approval under the application. Where updates to proposed drawings have been made in response to LBC officer’s comments, they are cross referenced within this schedule.

	Topic	LBC Comment	Applicant Response
1	Affordable Plans	Proposed floorplans to include all the affordable units outlined and colour coded by corresponding tenure.	Proposed floorplans showing all the affordable units outlined and colour coded by corresponding tenure have been prepared and are secured within the Unilateral Undertaking (UU). Please refer to drawings: 32875-P-03-G01-Level G01-AH Offer REV.P02 32875-P-03-001-Level 01-AH Offer REV. P02 32875-P-03-002-Level 02-AH Offer REV. P02 32875-P-03-003-Level 03-AH Offer REV. P02 32875-P-03-004-Level 04-AH Offer REV. P03 32875-P-03-005-Level 05-AH Offer REV. P02 32875-P-03-006-Level 06-AH Offer REV. P02 32875-P-03-007-Level 07-AH Offer REV. P02
2	Errors on floor plans and additional matters considered material	I have not assessed the site wide/masterplan elevations but they’ll also need to be amended (I note for example that the plant and screening remains on these).	The site wide / masterplan elevations and plans have been updated to reflect the updates outlined throughout this schedule. Please refer to drawings: 32875-05-009 Rev P04 , 32875-05-010 Rev P04 , 32875-05-011 Rev P04 and 32875-05-012 Rev P02 .

3		<p>The commercial units are still not labelled on the plans as requested. Crucially this relates to the lower ground level units on the Mount Pleasant elevation. I cannot approve the NMA plans without this, as it would effectively leave these units with an open use class and my concern is that you would use them for alternatives uses</p>	<p>The proposed Block A ground floor plan (lower level) has been updated with each commercial unit labelled as A1/A2/A3/D1/D2 as per the consented corresponding plan with corresponding floor areas shown. On the site wide plans the commercial units have not been labelled, which is consistent with the corresponding consented site wide plan drawing.</p> <p>Please refer to drawing: 32875-P-03-G00 Rev. P03</p>
4		<p>There are incorrect annotations in various places (including annotation A5.06.03 2B4P on plan 06 on the terrace next to the residential amenity area). I've marked some of these up on drawings. All incorrect annotations must be removed before I can approve the NMA</p>	<p>Broadway Malyan have reviewed all the drawings and corrected annotations as requested.</p>
5		<p>There is still the removal of hedges and changes to the gate at upper ground level, please revert to the</p>	<p>The hedges are proposed to be removed to avoid a clash with the proposed new entrances to the gas intake room, substation and new affordable entrance for Core A1. This is considered a minor change to the consented landscaping arrangement and full details of the final landscaping scheme will be submitted for approval under Condition 13. Notwithstanding this, to offset the loss of the proposed hedges a new hedge is proposed in the location previously identified in the</p>

		approved scheme as much as possible	<p>submission as a light shaft for the wellness centre (both of which have now been removed from the scheme as part of the final revisions to the application – see responses to Points 20 and 24).</p> <p>Please refer to drawings: 32875-P-03-G01 Rev. P03 and 32875-05-007 Rev. P04</p>
6		Cycle parking near the Walk/Blocks B and C have been removed/relocated, please revert to the approved scheme as much as possible	<p>The cycle parking has been relocated a short distance to the east to avoid conflict with the new affordable entrance at Core A1. Full details of cycle parking facilities including layout, design, appearance and numbers will be provided pursuant to Condition 19 for the Council’s approval in due course.</p> <p>Please refer to drawings: 32875-P-03-G01 Rev. P03 and 32875-05-007 Rev. P04</p>
7		Infill to lower ground and upper ground (adjacent to vehicle entrance on Gough Street) still doesn’t match the approved scheme. There is a smaller recess than approved and the infill is still shown on the Gough Street elevation. I’ve included approved versus proposed measured screenshots at the bottom of this email	<p>The set back for the consented and proposed infill both begin on grid line F001 and end on F002. However, in the proposed drawings the ramp starts in a different position to allow for the ramp to be widened from 6500mm to 8300mm which results in a reduction of the set back. This change is a vehicular necessity to allow for correct turning circles and swept path dimensions. The structural change at basement and lower ground levels result in a change to the ground floor.</p> <p>Please refer to drawings: 32875-P-03-G00 Rev. P03 and 32875-P-03-G01 Rev. P03</p>
8		The positions of balconies have been relocated in multiple locations (I also mention this in the elevations section below). These all need to be reverted back as	See responses to Points 18 and 19.

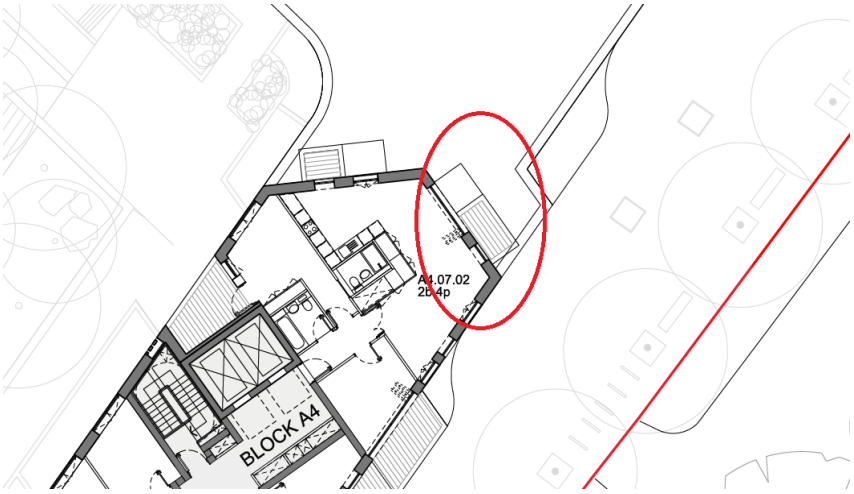
		approved. I don't recall these changes ever being discussed previously. I haven't marked these up on floor plans but in some of the elevations	
9		Can a red line please be provided on the basement plan (as per the approved plan)?	The basement plan has been updated to include a red line as per the approved plan. Please refer to drawing: 32875-P-03-B00 Rev. P03
10		Extra glazing has been introduced to the residential amenity area on level 04. This is a material change, please revert back	The additional glazing is proposed on a small portion of the Mount Pleasant-facing elevation at Level 04, replacing (as consented) a predominately solid elevation which partly faces inwards towards the courtyard of the building. The glazing is proposed to provide improved internal space for the proposed residential amenity area and to subtly improve the appearance of this elevation. The small portion of the building proposed to be glazed is located at the fourth level of a building that in places rises to 15 storeys, and is set back substantially (by over 10m) from the Mount Pleasant elevation frontage, sitting behind the parapet which means the visual impact will be negligible. The Mount Pleasant elevation as a whole includes substantial amounts of glazing as consented and proposed and the limited proposed inclusion of additional glazing in this location is not considered to materially affect the appearance of the building. No overlooking issues are raised as a result of the additional glazing. For the reasons outlined above the proposed amendment does not result in the development becoming contrary to planning policies or impact upon important material considerations made in the determination of the application and is therefore considered a non-material amendment to the consented scheme. Please refer to drawings: 32875-P-03-004 Rev. P02 and 32875-05-003 Rev. P04

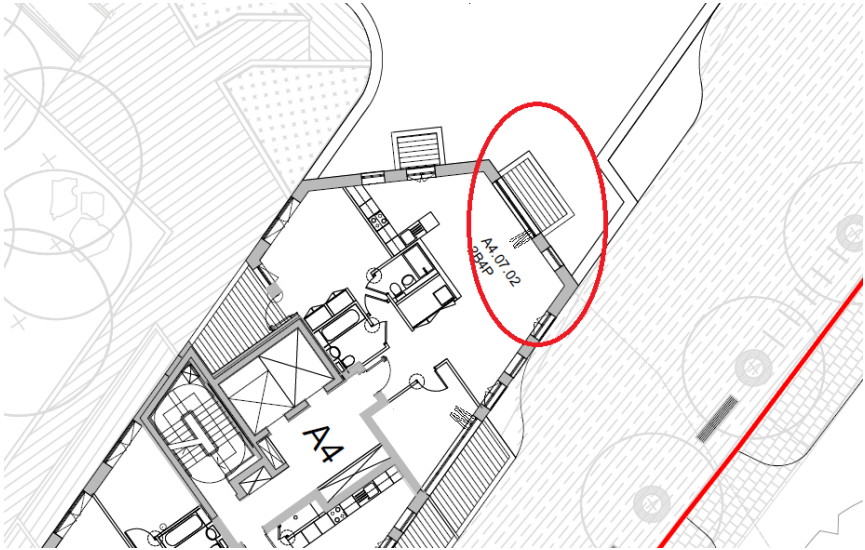
11		<p>Creation of community amenity space on level 06 – this was removed after I advised it was material change at pre-app stage, it was not on the first formally submitted plans and has now returned. Please remove as previously agreed</p>	<p>We do not agree that this is a material change as it does not give rise to any additional considerations. Notwithstanding, we have removed the annotation of “Communal Amenity Space” for the roof next to the amenity area on Level 06. This area is accessible for maintenance only.</p> <p>Please refer to drawing: 32875-P-03-006 Rev.P03</p>
12		<p>Communal amenity space annotations have been removed at various places from the approved plans (I’ve marked this up on the plans where possible). These should all revert to as they were originally approved</p>	<p>The approved communal amenity space annotations have been re-added to drawings in all cases with the exception of the communal amenity space at roof level above the proposed location of Core A5 which has been removed for practical reasons. It had been proposed to replace this with new communal amenity space for Core A5 on the roof next to the internal communal amenity area on Level 06 but this element of the proposals has been removed in response to officer’s comments (see response to Point 11). The overall provision of communal amenity space increases marginally as a result of the proposed amendments with additional space provided at roof level on Core A2 for the affordable units accessed from that core. All units within A5 continue to enjoy access to internal and external communal amenity space including internal communal residents’ amenity spaces at Levels 04 and 06, an external community amenity space at roof level accessed from Level 04 and the courtyard. All Cores have access to roof level external amenity space with the exception of Core A4 which is the same as the consented position. The scheme continues to provide good levels of external communal amenity space for all units and this minor amendment is therefore considered non-material.</p>
13		<p>Green roof has been removed from level 12, I presume to make way for the plant that you have kept on the drawings. Please revert back to as approved</p>	<p>Consented drawing LL435_MP_(00)_P114 P3 shows the approved locations for green/brown roofs across the scheme. Condition 21 requires full details of the green/brown roofs in the areas shown on that drawing to be submitted for approval. As part of the NMA the Applicant proposed alternative locations for the green/brown roofs and an overall increase in green roofs compared with the consented scheme. Details of the proposed revised locations for green/brown roofs were shown on Proposed Plan 32875 P-03-014-P01. As Condition 21 specifically referred to an approved drawing which showed the green/brown roofs in different locations, it would not be possible to discharge the Condition with the revised proposals as it is currently worded. To</p>

			<p>address this, as part of the NMA application it was proposed to amend Condition 21 to allow for details of green/brown roofs to be submitted for Block A (Section P1) in accordance with the arrangement shown on Proposed Plan 32875 P-03-014-P01. LBC Officers have advised that the applicant should apply for the revised green roof locations under the Condition rather than the NMA. To allow this flexibility it is proposed to amend Condition 21 under this NMA application to read as follows:</p> <p><i>“Notwithstanding the approved plans, full details in respect of the green/brown roofs should be submitted to and approved by the Local Planning Authority before the relevant Section of the development commences</i></p> <p><i>The biodiversity (green/brown) roof(s) shall be:</i></p> <ul style="list-style-type: none"> <i>a) biodiversity based with extensive substrate base (depth 80-150mm);</i> <i>b) laid out in accordance with plans hereby approved; and</i> <i>c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).</i> <p><i>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</i></p> <p><i>The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.</i></p> <p><i>This condition can be discharged on a Section by Section basis.”</i></p> <p>We understand this revised wording is supported in principle by officers as it allows them the flexibility to consider a range of green/brown roof locations. LBC officers have confirmed this wording is acceptable.</p>
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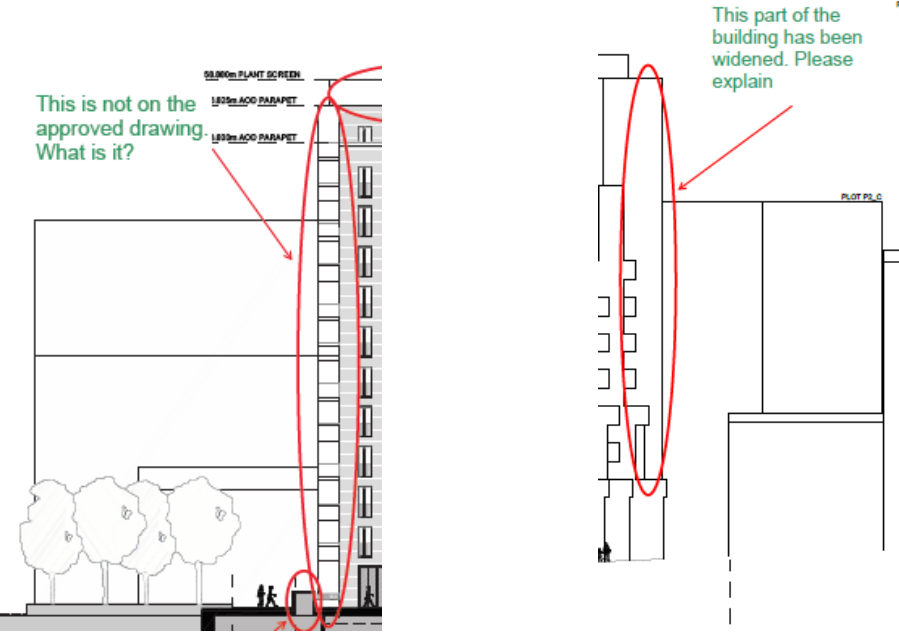
			Green/brown roof locations have accordingly been removed from the proposed drawings. Please refer to drawing: 32875 P-03-014-Rev. P02
14		There is an infill at upper ground level near the residents lounge that lies adjacent to core A6. This is filling in a jettied overhang area. I've marked it on the plans. This is a material change and should be reverted back to as approved.	<p>The amendment comprises a minor infill at a single (upper ground floor) level on a courtyard facing elevation. This elevation is internal to the scheme and cannot be seen from outside the site boundary. The infill of the jettied overhang area will subtly improve the appearance of the elevation and result in an improved entrance for the residential block.</p> <p>The new entrance arrangement greatly improves accessibility and user experience with improved circulation and usability of internal spaces. From a practical perspective the proposed layout for the concierge improves the security of the development by ensuring that all persons entering the development are seen by the concierge. In the previous scheme people could 'tail-gate' into the courtyard without any secondary layer of security. The other practical benefit is there is a more definitive entrance to help the building function with regards to post, deliveries and visitors.</p> <p>For the reasons outlined above we consider that the proposed amendment does not result in the development becoming contrary to planning policies or impacts upon important material considerations made in the determination of the application and is therefore considered a non-material amendment to the consented scheme.</p> <p>This is illustrated on drawings 32875-P-03-G01 Rev. P03, 32875-05-002 Rev. P04 and 32875-P-05-007 Rev. P04.</p>
15		Bins are being introduced in front of the affordable units. Please revert to as approved. Is there a condition requiring details of refuse and recycling?	<p>The bins have been removed from the drawings as requested by the Council. Refuse details will be applied for under Condition 20.</p> <p>Please refer to drawings: 32875-P-03 -G01 Rev. P03 and 32875-05-005 Rev. P04</p>
16	Errors on elevations and additional matters considere matgerial	The plant and screening enclosure is still shown in the elevations. This is a material and unacceptable change as discussed. You	<p>In response to this comment from the Council, the plant and screening enclosures have been removed from all drawings. The Applicant will apply for these details under Condition 16.</p> <p>The landscape drawings have been revised to show the same number of trees as shown on consented elevation and section drawings.</p>

		<p>agreed to remove this and consider coming back at a later date to discharge the details through the relevant planning condition. As a heads up a lot of work would need to be done as the proposal is not acceptable</p> <p>Large trees have been removed from various elevations and sections. Please reinstate these as approved. My concern is that you will try and justify fewer trees if they are not on the approved drawings</p>	<p>Please refer to drawings:</p> <p>32875-05-001 Rev. P04 32875-05-002 Rev. P04 32875-05-003 Rev. P04 32875-05-004 Rev. P04 32875-05-005 Rev. P04 32875-05-006 Rev. P05 32875-05-007 Rev. P04 32875-05-008 Rev. P04 32875-05-009 Rev. P04 32875-05-010 Rev. P04 32875-05-011 Rev. P04 32875-05-012 Rev. P04</p> <p>32875-P-03-004 Rev. P02 32875-P-03-006 Rev. P03 32875-P-03-007 Rev. P03 32875-P-03-008 Rev. P03 32875-P-03-009 Rev. P03 32875-P-03-010 Rev. P03 32875-P-03-012 Rev. P04 32875-P-03-014 Rev. P02</p>
17		<p>I recalculated all the parapets and noticed that there are some that are increasing up to 250mm. An increase in height of 250mm is a material change in my view. Please reduce these instances so that the parapets are</p>	<p>The elevation drawings have been revised to show no more than 25mm increase as requested by the Council.</p> <p>Please refer to drawings:</p> <p>32875-05-001 Rev. P04; 32875-05-002 Rev. P04; 32875-05-003 Rev. P04 32875-05-004 Rev. P04; 32875-05-005 Rev. P04; 32875-05-006 Rev. P05 32875-05-007 Rev. P04; 32875-05-008 Rev. P04; 32875-05-009 Rev. P04 32875-05-010 Rev. P04; 32875-05-011 Rev. P04; 32875-05-012 Rev. P04</p>

		<p>being increased by no more than 25mm as previously agreed during our meeting</p>	<p>Parapet heights are not included on proposed site wide elevation drawings to be consistent with the consented site wide elevation drawings.</p>
<p>18</p>		<p>The balconies in various places have changed from the original approval. In the approved scheme, many of the balconies were intentionally alternating in their positions and these are now aligned. This results in a material change to the appearance of the scheme and enjoyment of affected balconies as many now have a balcony over the top of them rather than clear sky</p>	<p>The consented balcony arrangement referred to is not implementable for certain units. The consented plans show double width bi-folding doors opening partly onto balconies and partly onto open air. Even if the bi-folding doors only opened halfway, access to the balconies would be compromised and they would be low quality as demonstrated in the Consented Balcony Example image below. The proposed balcony arrangement provides full width balconies accessed from full sliding doors. It is an improvement on the consented scheme in terms of safety, accessibility and practicality and is implementable. The changes to the balconies result in minor alterations to the consented elevations which are considered non-material in the context of the wider scheme.</p> <p>Consented Balcony Example:</p> 

			<p>Proposed Balcony Example:</p>  <p>Please refer to drawings: 32875-P-03-005 Rev. P03 32875-P-03-006 Rev. P03 32875-05-001 Rev. P04 32875-05-003 Rev. P04 32875-05-004 Rev. P04 32875-05-009 Rev. P04 32875-05-011 Rev. P04</p>
19		<p>Other balconies have been introduced in places where there were previously no balconies</p>	<p>This is a discrepancy in the consented drawings. The balconies are shown on the consented plans but not on the consented elevations. The Applicant has therefore corrected this anomaly by showing on the elevations the same balconies (in dimension and shape) as per the consented plans.</p> <p>Please refer to drawings: 32875-05-001 Rev. P04 32875-05-002 Rev. P04</p>

			<p>32875-05-003 Rev. P04 32875-05-004 Rev. P04 32875-05-005 Rev. P04 32875-05-006 Rev. P05 32875-05-007 Rev. P04 32875-05-008 Rev. P04 32875-05-009 Rev. P04 32875-05-010 Rev. P04 32875-05-011 Rev. P04 32875-05-012 Rev. P04</p>
20		The external light shaft over the extended basement level is a material change. Please make flush	<p>The Applicant has agreed to remove this element of the scheme, including the wellness centre, in response to officer's comments. The previously proposed light shaft is now replaced by a new hedge on the final drawings (see response to Point 5).</p> <p>Please refer to drawing: 32875-P-03-G01 Rev. P03</p>
21		You still need to clarify the treatment of windows on the Courtyard South Elevation (I've marked this on the elevation). I've requested this on two previous occasions without a response	<p>It is proposed that the treatment of the windows on the Courtyard South Elevation will incorporate textured brick panels in a matching colour to the brick of the main elevation. Annotations to clarify this treatment have been included on the drawings.</p> <p>Please refer to drawing: 32875-P-05-006 Rev.P05</p>
22		A recess in the bay has been removed on Gough Street Elevation. Please reinstate as approved	<p>The recess referred to by the Council is shown on the consented elevations but not on the consented plan drawings. In order to positively respond to this discrepancy, it is proposed to include a cosmetic recess that will define the bay structure along Gough Street elevation and enhance the vertical delineation of Core A3.</p> <p>Please refer to drawing: 32875-P-05-005 Rev.P04</p>

<p>23</p>		<p>There are other various changes marked on the elevations.</p>	<p>The drawings have been reviewed to avoid discrepancies. Please refer to other comments where amendments have been necessary to correct discrepancies and/or officer's comments.</p> <p>Where officers have asked for the applicant to explain the appearance of elevations/sections on the Courtyard West Elevation and Courtyard East Elevation in their markups (see screen shots below), we can confirm that the Proposed drawings show a 'truer' elevation than the consented drawings as they show the balconies of the buildings' elevations in the distance. The consented drawings did not show the distant building elevations and were therefore not a true representation of the relevant elevations.</p> 
<p>24</p>	<p>Basement</p>	<p>The external shaft should be removed as explained above (I've marked this on the elevations). You could</p>	<p>The shaft has been removed (see responses to Point 20 and 5).</p> <p>Please see drawing: 32875-P-03-G01 Rev. P03</p>

		make this element flush for now and come back with a standalone permission or MMA further down the line	
25		As requested during our meeting, I need an addendum to the Basement Impact Assessment (BIA) or at a least comfort letter from the engineers about the revised basement works. It would need to demonstrate that the basement works will be acceptable to the natural and built environment, as per our planning policies and guidance. I note the engineers have been instructed as I've registered the Approval of Details application for this requirement	Please refer to the Aecom letter dated 19 th April 2018 which has been prepared by the applicant's appointed engineers in response to this comment. It confirms that Aecom have reviewed the consented Basement Impact Assessment (Oct 13) by Waterman Energy, Environment and Design Limited and can confirm that the conclusions listed within that report are still valid in the context of the proposed amended development.
26		I suggest that a new clause should be introduced through the UU to provide for a highways 'approval in principle' (AiP). I note that you've submitted details	An AIP has been agreed with Camden and was enclosed along with the signatory page with the revised application submission made 03.04.18. The AIP relates to the revised basement TWCL are now proposing. On this basis we understand further to discussions with Officers that this UU Clause is not required.

		of your AiP application. Can you please confirm that this relates to the revised basement you're now proposing?	
27	Additional information/changes required	As previously requested, floor plans are required to include all the affordable units highlighted in colour by tenure (as per the originally approved drawings). If I'm going to approve the NMA, I need to make these the approved drawings.	The floor plans have been coloured by tenure and updated as requested by the Council and are secured within the UU. Please refer to drawings: 32875-P-03-G01-Level G01-AH Offer REV.P02 32875-P-03-001-Level 01-AH Offer REV. P02 32875-P-03-002-Level 02-AH Offer REV. P02 32875-P-03-003-Level 03-AH Offer REV. P02 32875-P-03-004-Level 04-AH Offer REV. P03 32875-P-03-005-Level 05-AH Offer REV. P02 32875-P-03-006-Level 06-AH Offer REV. P02 32875-P-03-007-Level 07-AH Offer REV. P02
28		I'll need revised site wide plans as well in addition to all the floor plans (we'll need to substitute all the approved drawings).	The site wide plans and all floor plans have been revised as requested by the Council. The revised site-wide plans are: 32875-P-01-003 REV. P02 32875-P-01-014 REV. P02 32875-P-01-B00 REV. P03 32875-P-01-G00 REV. P03 32875-P-01-G01 REV. P02
29		Can you please provide me with clarity on the car parking as I'm confused? There are 126 spaces and 11 disabled (137 overall) in the NMA drawings.	A schedule comparing the consented parking numbers (as per NMA ref.2017/2518/P) and proposed parking numbers has been prepared – see below.

Camden's Committee Report mentions 54 spaces for residents and 196 for Royal Mail staff and I counted 11 disabled spaces on the approved plans (261 overall). This is a loss of parking spaces, which we encourage, but I would object if there were more spaces being made available for private residential use. Can you please explain how the spaces will be allocated within the NMA and how they'll be controlled? Your original cover letter states that car parking numbers are not changing, which seems to be incorrect. I would not approve a NMA until this is resolved.

Consented Parking Provision					
Level	Wheel chair accessible Parking Spaces	parking spaces	RMG Parking Spaces	RMG Motorcycle spaces	Bicycle spaces
Lower Ground floor	11	27	0	0	169
Basement	0	0	100	25	44
Totals		38	100	25	213

Proposed Parking Provision					
Level	Wheel chair accessible Parking Spaces	parking spaces	RMG Parking Spaces	RMG Motorcycle spaces	Bicycle spaces
Lower Ground floor	11	27	0	0	276
Basement	0	0	100	25	0
Totals		38	100	25	276

The original consented scheme included within Block A (Phase P1): 196 Royal Mail staff car parking spaces, and 40 residential car parking spaces including 11 wheelchair parking spaces. 14 residential car parking spaces are approved within Phase P2 including 6 wheelchair spaces. As this application proposes amendments to Block A only, the P2 car parking spaces are not commented on further here.

The consented NMA (ref. 2017/2518/P) approved plan drawings for Block A which referred to 100 Royal Mail staff car parking spaces, 40 residential car parking spaces including 11 wheelchair parking spaces, but along with the 100 Royal Mail staff car parking spaces, the approved plans actually show 38 residential car parking spaces including 11 wheelchair parking spaces. We believe the reduction in residential car parking spaces is an error on the consented drawing as the submission material for the application made clear that the application was to reduce Royal Mail staff car parking spaces from 196 to 100, but made no reference to applying for a reduction in residential car parking spaces. The reduction in Royal Mail car parking spaces is referred to on the NMA decision notice but it does not refer to a reduction in residential car parking spaces. Notwithstanding, for this application the applicant has agreed to show the same consented car parking numbers as the consented NMA arrangement for simplicity as shown in the above tables.

			<p>Car parking spaces will be allocated and controlled in accordance with the PP Car Parking Management Plan secured in the Section 106 Agreement (Schedule 5 Part 3 Para. 2).</p> <p>Please refer to drawing: 32875-P-03-B00 Rev. P03 32875-P-03-G00 Rev. P03</p>
30	Unilateral Undertaking	<p>The definition “2.1 ‘the Additional Amount’” concerns me. We would only support the UU if any surplus from VR1 could result in on-site improvements. When promises were made regarding bringing VR1 forward and for profits to be split between LBC and LBI, I anticipated that this could lead to more affordable housing or a better offer (i.e. a greater quantum, better tenures, lower rent levels etc.)</p>	Refer to the UU where this has been addressed.
31		<p>There needs to a trigger for VR1 and some comfort that it will run its course and any potential benefits be gained rather than the review ongoing indefinitely. The full review should commence and be resolved ASAP, so</p>	Refer to the UU where this has been addressed.

		any benefits can potentially be incorporated within the first phase. This is in exchange for the UU being brought forward quickly and us deciding the NMA without the benefit of a full independent viability review (which would take place as part of a S.73 application)	
32		The full affordable housing plans need to be secured in the UU. This includes marked up plans with all the affordable provision, colour coded by tenure	The full affordable housing plans have been marked up with all the affordable provision, colour coded by tenure, as requested by the Council, and are secured within the UU. Please refer to drawings: 32875-P-03-G01-Level G01-AH Offer REV.P02 32875-P-03-001-Level 01-AH Offer REV. P02 32875-P-03-002-Level 02-AH Offer REV. P02 32875-P-03-003-Level 03-AH Offer REV. P02 32875-P-03-004-Level 04-AH Offer REV. P03 32875-P-03-005-Level 05-AH Offer REV. P02 32875-P-03-006-Level 06-AH Offer REV. P02 32875-P-03-007-Level 07-AH Offer REV. P02
33	Post NMA Actions	LBC would like high level talks on potential future amendments	The Applicant is happy to meet with Council Officers regarding high level talks on potential future amendments following this non-material amendment.
34	Two points illustrated in screenshots	Lower ground recess differences measured below (approved on left, proposed on right):	Refer to response to Point 7.

35		<p>New affordable unit A1.06.04 – would it not make sense to relocate the entrance of this flat from core A1 to core A2, so it would be accessed from the affordable rather than private core? I've shown where the relocated door could go below:</p>	<p>In line with the Council's comment, this unit layout has been reviewed and the entrance relocated so that it is accessed from the affordable core rather than the private core.</p> <p>Please refer to drawing: 32875-P-03-005 Rev. P03</p>
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