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Gavin Sexton
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Our ref. JM/1152/0417

30th September 2019

Dear Gavin

**SECTION 73 APPLICATION – MINOR MATERIAL AMENDMENT
DEMOLITION OF EXISTING CLUBHOUSE BUILDING AND CONSTRUCTION OF 20NO.
HOUSES AND BLOCK OF 10NO. FLATS, UNDERGROUND PARKING AND RAMP
THERETO ON THE FORMER RAILWAY CLUB DEVELOPMENT SITE, COLLEGE LANE,
CAMDEN. NW5 1BJ**

Further to your meeting with George Dhillon on 17th June and in response to your email of 24th June I have today submitted a revised application under Section 73 in respect of the above development via the Planning Portal under reference PP-06883092 The requisite application fee cheques in the total sum of £195 has already been paid. The revised application comprises the following drawings submitted via the Portal.

Site Plan	295-ACG-XX-00-DRA-P101
Site Sectional Elevations	295-ACG-ZZ -00-DRA-P102
Site Sectional Elevations	
House Type A	295-ACG-ZZ-00-DRA-P104
House Type B1	295-ACG-ZZ-00-DRA-P105
House Type B2	295-ACG-ZZ-00-DRA-P111
House Type B2A	295-ACG-ZZ-00-DRA-P113
House Type C	295-ACG-ZZ-00-DRA-P106
Mixed Housing 1	295-ACG-ZZ-00-DRA-P107
Mixed Housing 2	295-ACG-ZZ-00-DRA-P108
Maisonettes	295-ACG-ZZ-00-DRA-P114
Landscape Plan 1 of 2	M243-201 P2
Landscape Plan 2 of 2	M243-202 P4

The application is also accompanied by a Construction Management Plan and Heads of Terms for a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 in respect of affordable housing, access and parking and traffic management. Also attached is a schedule of the originally approved plans cross referenced with those to be substituted.

With regard to the S106 it would be helpful if you could instruct and provide me with the

details of your solicitor so that the matter can be progressed.

With regard to water usage this will be no different to that arising from the extant consent. In reality the water use is not known; the proposals (approved & proposed) do not meet M4(3) or M4(2) but are likely to meet most of M4(1). With regard to Lifetime Homes Assessments I believe these have been superseded Building Regulations Part M4.

Finally, the issue of affordable housing will be addressed in the Section 106 Obligation and my client has been in contact Amanda Jootun to discuss the detail.

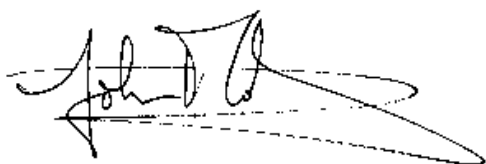
A Material Amendment is sought to the original planning consent to address the changes to the layout following the decision of the Council not to dispose of the strip of land to the south Hambrook Court. The application, which is retrospective, seeks to regularise the construction of a three-storey building of four self-contained flats in lieu of the four townhouses previously approved. The development would be car free, but with access at basement level for cycle storage. The detailed design of the block, both in terms of scale, form and materials would match that of the rest of the development currently under construction. The need for the revised proposals arises from a misunderstanding in respect of landownership. Following the implementation of the planning permission for the redevelopment of the whole site it was subsequently learned that a strip of land within the site, running north west to south east (along the boundary with Ingestre Road Estate), was owned by the Council. The Council declined to sell the strip of land to the application and as a result, the redevelopment could not be implemented in full.

The proposed amendments were the subject of an application in 2016 (LPA reference 2016/4109/P). Following a detailed appraisal, you recommended, in a Members' Briefing Note, that the application be granted. At that time you noted in respect of design that "*The form, scale, modulation and terminating height of the building proposed follows that approved...*" and that in terms of any effect on neighbouring properties that "*the proposal would not afford any new or greater detrimental openings or amenity spaces to overlook the adjacent residential and community users and amenity spaces within the Ingestre Road Estate.*" The application was not, however determined as it did not address the affordable housing issue or matters relating to access and parking. The application was then the subject of a Section 78 appeal which was subsequently withdrawn. The matters that led to the failure to determine the planning application have been the subject of extensive discussions between the applicant and yourselves and now will be fully addressed in the proposed Planning Obligation.

The current proposals have been the subject of public consultation in order to discuss and where possible address any concerns that might be raised by local residents. A letter setting out the consultation together with attachments forms part of this submission.

Having regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004 there is no reason to believe that the proposals will not gain planning consent. If, however, having given the application a detailed appraisal, you have any reservations or feel unable to make a favourable recommendation I request that you contact me so that we can discuss the matter further.

Yours sincerely



John Montgomery