



**GERALDEVE**

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14 May 2021

**Our ref: LJW/ANE/SOHA/U0009551**

**Your ref: 2020/5593/P**

Dear Sir,

**330 Gray's Inn Road – The Former Royal National Throat, Noise and Ear Hospital  
Application for Full Planning Permission Ref: 2020/5593/P**

We write on behalf of 330 Grays Inn Road Ltd ('the Applicant'), to provide supporting information in relation to planning application ref: 2020/5593/P, submitted in respect of the Former Royal National Throat, Nose and Ear Hospital, 330 Gray's Inn Road (hereafter referred to as 'the Site').

As a result of discussions with the London Borough of Camden planning and design officers since the submission of the planning application, some minor revisions to the application are now proposed.

These are summarised below, but predominantly relate to changes to the proposed affordable housing tenure, to ensure a policy compliant provision of 60% affordable rent and 40% intermediate rent.

**Proposed Amendments**

The Applicant has considered the comments received and has updated the design to reflect the feedback provided, as detailed below:

1. Alterations to Affordable Housing Tenure Mix

Table 1 below sets out the revised housing provision across the entire site. As a result of increased unit sizes, the application proposes 72 new homes, 28 of which will be affordable homes. There have been no alterations to the proposed market housing (Block B), accordingly all amendments relate to the affordable housing element (Block A).

**Table 1: Total Housing Provision**

Unit Size	No. of units	Percentage
Studio	16	22%
1 bed	19	26%
2 bed	25	35%
3 bed	12	17%
Total	72	

A total of 3,572sqm (GIA) or 28 units of affordable housing would be provided within the Swinton Street Building. This equates to 50% on a habitable room basis in accordance with the fast-track threshold approach in the emerging London Plan Policy as the site was formerly public sector land.

On a floorspace basis, the tenure split would be 60/40 (affordable rent/intermediate) and on a habitable room basis 54/46 split. The proposals have been amended to reflect the Camden requirement of 60% affordable rent 40% intermediate and should be considered acceptable.

**Table 2: Proposed Tenure Mix**

Proposed Residential Tenure Mix	Studio	1-bed	2-bed	3-bed
Market	17	9	16	2
Social/Affordable	0	0	5	10
Intermediate	0	8	5	0
Total	17	17	26	12
% Mix	24%	24%	36%	16%

These changes result in minor amendments to the first to third (inclusive) floorplans and elevations.

## 2. Alterations to Elevations of Swinton Street (Residential)

As a direct consequence of the revised unit mix, minor amendments are required to the Swinton Street residential elevation, resulting in minor amendments to the external appearance of the proposed development whilst ensuring the original design principles are maintained.

### Substituted Application Drawings

In line with the above scheme amendments, we request that the following drawings formally substitute those that were submitted as part of the original planning application on 30 November 2020:

Drawing Title	Original Planning Application Drawing Ref.	Proposed Substitution Drawing Ref.
Proposed Residential Floor Plans – First Floor Plan	18116-03-A-(00)_101 P01	18116-03-A-(00)_101 P02
Proposed Residential Floor Plans – Second Floor Plan	18116-03-A-(00)_102 P01	18116-03-A-(00)_102 P02
Proposed Residential Floor Plans – Third Floor Plan	18116-03-A-(00)_103 P01	18116-03-A-(00)_103 P02
Proposed Residential Elevations Swinton Street – South Facing	18116-03-A-(00)_200 P01	18116-03-A-(00)_200 P02
Proposed Residential Elevations Swinton Street – North Facing	18116-03-A-(00)_201 P01	18116-03-A-(00)_201 P02
Proposed Residential Bay Study Swinton Street – North Facing	18116-03-A-(00)_401 P01	18116-03-A-(00)_401 P02

### Supporting Information

We enclose the following documents in support of the planning application:

- Amended Design and Access Statement, prepared by AHMM
- Socio Economic Benefit Statement, prepared by Hatch Regeneris;
- Internal Daylight / Sunlight, prepared by Point 2;
- Affordable Housing Addendum, prepared by Gerald Eve
- Energy Note, prepared by XCO2;
- Financial Viability Assessment Note, prepared by Gerald Eve

Overall, the amended tenure split and unit mix represents a positive enhancement of the proposed development. The other changes proposed within this letter are minor and regularise internal arrangements as shown on the submitted drawings.

It is therefore considered that the Applicant has addressed these matters and request that officers support the planning application on this basis. We would be grateful for confirmation that the planning application can be considered at the earliest possible committee meeting.

We look forward to receiving confirmation that the revised documents have been received.

We trust that the above documentation will be promptly uploaded and form part of the application submission for application ref. 2020/5593/P.

If you require any further information or clarification in respect of these details, please do not hesitate to contact Alex Neal or Sophie Hardy of this office in the first instance.

Yours sincerely

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