

Appeal Ref: 2021/0025/P
 Contact: Jonathan McClue
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 Date: 14 July 2021

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Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
 NOTIFICATION OF AN APPEAL**

Site Address:	100 Avenue Road, London, NW3 3HF
Description of development:	Application in accordance with Section 106A, sub-sections (3) and (4), to amend clause 3.2 (and associated definitions) of S106 Agreement relating to 2014/1617/P dated 24/08/2015 (as amended by 2018/4239/P dated 04/08/2020 and 2019/1405/P dated 07/05/19) (for: redevelopment of site including a 24 storey and 7 storey building with a total of 184 residential units, 1,041sqm of retail/financial or professional services/café/restaurant and 1,350sqm of community use (summary)). The AMENDMENTS include REMOVING the requirement to provide 28 Affordable Rent units, 8 Intermediate Housing units and 18 Discounted Market Rent units (for a minimum of 15 years post completion), to be REPLACED with 18 Discounted Market Rent units in perpetuity. Modification of various relevant definitions - Disposal Viability Assessment, Original Viability Assessment and Surplus - to refer to Gross Development Value figure identified in the Financial Viability Assessment report dated 09/12/2020.
Application reference:	2021/0025/P
Appellant's name:	Essentials Living (Swiss Cottage) Limited
Planning Inspectorate reference:	APP/X5210/Q/21/3276844
Appeal start date:	5 th July 2021

I refer to the above details. An appeal has been made to the Secretary of State against the London Borough of Camden: in its decision to refuse permission.

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For anyone who wishes to appear at the inquiry on a formal basis, the opportunity is available to apply for Rule 6(6) status. You can find guidance on this at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

If, having read the above guidance, you wish to apply for Rule 6(6) status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at helen.skinner@planninginspectorate.gov.uk

All representations must be received by 16th August 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/X5210/Q/21/3276844.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeals documents are available on our website at: www.camden.gov.uk/planning

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When the decision is made, it will be published online at <https://acp.planninginspectorate.gov.uk>

Message from the Planning Inspectorate regarding current COVID-19 Pandemic

The planning Inspectorate (PINs) has asked local planning authorities to advise third parties of the importance of referring to PINs web page for up-to-date information about how best to correspond with them during this time and to submit representations via the appeal case work portal whenever possible (as PINs office is currently closed and they are unable to receive postal replies). The link to the web site is : www.gov.uk/government/organisations/planning-inspectorate

