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30 July 2015

Dear Sir / Madam,

**Aylesbury Estate, SE17 – Outline Development Site
Application for Outline Planning Permission – 14-AP-3844
Consolidated Application Documentation**

On behalf of Notting Hill Housing Trust, we write in relation to the above planning application which was submitted to the London Borough of Southwark in November 2014 and presented to planning committee on 23 April 2015.

During the determination of the planning application, a number of discrepancies and errors within the submitted planning application documentation have been identified. These were addressed in a formal 'clarification letter' submitted to the Council on 17 April 2015.

This letter and enclosures provides consolidated versions of the plans and documents set out within the clarification letter.

It should be highlighted that this information is not additional to the information formally submitted during the determination of the application. It merely seeks to consolidate and correct errors identified during determination for the avoidance of doubt.

Development Specification

Please find attached a consolidated Development Specification dated July 2015.

The following tables within the submitted Development Specification document have been updated within the consolidated document:

- Table 2.1 – Existing Dwelling Unit Mix – Outline Application Site
- Table 3.5 – Maximum Basement Floorspace
- Table 3.7 – Tenure Mix
- Table 3.8 – Application Housing Mix
- Table 3.12 – Open Space

Parameter Plans

The following parameter plans have been updated to reflect the inaccuracies identified within the plans during the determination period.

PP06 - Ground Floor Land Use Plan

The ground floor land use for Plots 18a and 18b has been incorrectly labelled on the Parameter Plan 06. The labelling currently shows that the site can accommodate A1 Retail use.

In accordance with the Development Specification this has been amended to show the ability of Plots 18a and 18b to accommodate a flexible retail use including A1 / A3 and A4.

PP06 - Ground Floor Land Use Plan – Phase 3 Community Use

Table 3.3 of the Development Specification states that a maximum of 750sqm of D1 use could be provided in Phase 3 of the application. However, this was not shown on Parameter Plan 06, Ground Floor Land Uses. The plan has been updated accordingly.

PP05 – Publically Accessible Open Space – Community Gardens

Parameter Plan 05 identifies that there will be two community gardens provided as part of the scheme. However, it does not state the size of these gardens. Indeed, it has been identified that the labelling of the plan may have made it appear as though Community Gardens are 16,959sqm in size which is incorrect. The actual size of the Community Gardens is 840sqm and the plans have been amended accordingly.

Illustrative Plan 02 – Demolition Stages

Illustrative Plan 02 – Demolition Stages has been amended correct the boundary between phases 2a and 3. The boundary line was incorrectly drawn through a building which has been corrected on the consolidated drawing.

Taking into account the above amendments and for the avoidance of doubt the following drawings constitute the application drawings:

- NHH-AES-HTA-U-MPL—XX-M2-IP01 Illustrative Plan 01 - Development Parcels and Subplots (dated February 2015)

- NHH-AES-HTA-U-MPL—XX-M2-IP02 – Consolidated Illustrative Plan 02 Demolition Stages (dated July 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP01 –Parameter Plan 01 Extent of Masterplan Planning Application (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP02 –Parameter Plan 02 Access (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP03 –Parameter Plan 03 Circulation (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP04 –Parameter Plan 04 Development Parcel Extents (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP05 –Consolidated Parameter Plan 05 Publically Accessible Open Space (dated July 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP06 – Consolidated Parameter Plan 06 Ground Floor Land Uses (dated July 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP07 – Parameter Plan 07 Maximum Building Heights (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP08 – Parameter Plan 08 Maximum Basement Area (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-PP09 – Parameter Plan 09 Development Phasing (dated February 2015)
- NHH-AES-HTA-U-MPL—XX-M2-2900 – Illustrative Masterplan (dated February 2015) Revision B
- NHH-AES-HTA-U-MPL—XX-M2-2901 – Existing Trees Retained (received February 2015)

I trust that the above provides clarity as to the inconsistencies in the submitted application documentation.

Should you require any further information please do not hesitate to contact me or my colleague Adam Donovan.

Yours sincerely


PP **Leonie Oliva**
Deloitte LLP

