

Our ref: J035585

Your ref: 14/AP/3842 / PP-06412559

Mr Terence McLellan
Team Leader - Strategic Applications
Planning - Development Management
Chief Executive's Department
The London Borough of Southwark
PO Box 64529
London
SE1P 2QH

26 October 2017

Dear Mr McLellan,

AYLESBURY FIRST DEVELOPMENT SITE – LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17

S.73 Town and Country Planning Act 1990 (as amended) - Application for Minor Material Amendments in respect of application reference 14/AP/3843 - PP-06412559

On behalf of Notting Hill Housing Trust, please find enclosed an application for a S.73 Minor Material Amendment in respect of the above-mentioned site, which has planning permission for:

“Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.”

The application seeks to vary condition 2 (approved drawings) of permission 14/AP/3843 granted on 05 August 2015 to introduce the following amendments:

- A revised mix of residential units and tenures within subplot 01, 02, 05 and 06;
- Alterations to external elevations of subplot 01, 02, 05 and 06;
- Removal of the approved Gas Pressure Reduction System;
- Provision of 12x additional dwellings through 3x townhouses and 9x apartments; and
- Minor alterations to landscape layouts.

The description of development for the proposed amendments is as follows:

“Variation of Condition 2 (Approved Drawings) of Planning Permission 14/AP3843 (dated 05/08/2015) for ‘Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m – 72.2Maod), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works’ to allow alterations to provide (1) a revised mix of residential units and tenures within subplot 01, 02, 05 and 06; (2) alternations to external elevations of subplot 01, 02, 05 and 06; (3) removal of the approved Gas Pressure Reduction System; (4) addition of 12no. residential units; (5) alterations to landscape layouts.”

With the exception of the identified proposed amendments, the scheme remains as agreed and approved by the LB Southwark.

In addition, all other conditions attached to planning permissions 14/AP/3843 will remain unaltered upon issuing a new planning permission, with the exception of conditions that have already been discharged.

A separate S.73 application has been prepared and submitted to the Local Planning Authority (LPA) for parallel consideration (**PP-06424106**). This separate S.73 application is in relation to the Plot 18 ('P18') – land bounded by Thurlow Street to the east, Dawes Street to west, Inville Road to the south and Plot 9 (A/B) of the Aylesbury Regeneration to the north, London SE17. This S.73 application seeks amendments to the Reserved Matters application at P18:

“Minor material amendment to vary Condition 1 (Approved Drawings/Documents) of Planning Permission (16/AP/2800 dated 21/12/2016) for ‘Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at ‘Plot 18’ (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking’ to allow alterations to provide (1) a revised mix of residential tenures within Block 1 and Block 3; and (2) consequential alterations to the siting and façade of Block 3 of the North Block”.

These ‘applications’ seek to refine tenure mix within the housing provision in both the FDS and P18 development and add 12x residential units to the 830 units permitted in FDS. Whilst technically these are separate submissions, the relationship between these two initial phases of the Aylesbury Estate Regeneration means that they are effectively linked and should be considered in tandem by the LPA.

In accordance with the council’s validation requirements and as discussed, and agreed, during pre-application discussions, the submission comprises:

- Cover Letter;
- Signed and Dated Application Forms and Certificates and Notice;
- Site Location Plan;
- CIL Questions Form;
- ‘Section 73’ Design Addendum (prepared by HTA and Mae Architects);
- Schedule of accommodation;
- Aylesbury Estate: Supporting Statement – 2017 FDS and Plot 18 Section 73 Application (prepared by WSP);
- Supporting Statement (Planning) (prepared by GL Hearn); and
- Approved and Proposed Drawings (see Appendix A of this cover letter).

A cheque for £195.00 (Cheque No. 70053), made payable to Southwark Council, will follow under separate cover letter.

We trust that the enclosed allows the Council to validate the application. Please do not hesitate to contact me should you have any questions.

Yours sincerely,



Stuart Baillie
Planning Director

Stuart.Baillie@glhearn.com

APPENDIX A - Summary of approved and proposed drawings

	Approved	Proposed
Site wide	HTA-L-D01-X-XX-2900A; D01-004A; D01-100A; D01-101A; D01-102A; D1-106A; D01-130A; D01-131B; D01-132A; D01-133B; D01-134A; D01-135B; D01-136A; D01-137A; D01-138A; D01-139A.	HTA-L-D01-X-XX-2900-B; D01-004B; D01-100B; D01-101C; D01-102C; D1-106C; D01-130C; D01-131D; D01-132C; D01-133D; D01-134C; D01-135D; D01-136C; As approved; D01-138C; D01-139C.
Block 1	1305-NHH-AES-S01-100A; 1305-NHH-AES-S01-102A; 1305-NHH-AES-S01-104A; 1305-NHH-AES-S01-106A; 1305-NHH-AES-S01-110A; 1305-NHH-AES-S01-120A; 1305-NHH-AES-S01-121A; 1305-NHH-AES-S01-122A; 1305-NHH-AES-S01-123A; 1305-NHH-AES-S01-124A; 1305-NHH-AES-S01-125A; 1305-NHH-AES-S01-126A; 1305-NHH-AES-S01-130A; 1305-NHH-AES-S01-131A; 1305-NHH-AES-S01-132A; 1305-NHH-AES-S01-300A.	1305-07-100-D4 and 1305-07-101-D2; 1305-07-102-D1 and 1305-07-103-D1; 1305-07-104-D1 and 1305-07-105-D2; 1305-07-106-D1 and 1305-07-107-D1 and 1305-07-108-D1 and 1305-07-109-D1; 1305-07-110-D1 and 1305-07-111-D1; 1305-07-300-D2; 1305-07-301-D1; 1305-07-302-D1; 1305-07-303-D1; 1305-07-304-D2; 1305-07-305-D2; 1305-07-306-D2; 1305-22-400-D2; 1305-22-401-D2; 1305-22-404-D3; 1305-06-464-D3.
Block 2	S02-101A; S02-102A; S02-103A; S02-130A; S02-131A; S02-132A; S02-140A;	NHH-FDS_HTA-A_DR_S02-101-B; NHH-FDS_HTA-A_DR_S02-102-C; NHH-FDS_HTA-A_DR_S02-103-C; NHH-FDS_HTA-A_DR_S02-130-C; NHH-FDS_HTA-A_DR_S02-131-C; NHH-FDS_HTA-A_DR_S02-132-C; Approved S02-140A to be discontinued;

<p>Block 5</p>	<p>S05-101A; S05-102A; S05-103B; S05-104B; S05-105B; S05-106B; S05-107B; S05-108B; S05-109B; S05-110B; S05-111A; S05-112A; S05-113A; S05-120A; S05-130A; S05-131A; S05-133B; S05-134A; S05-135B; S05-136A; S05-137A; S05-138B; S05-140A; S05-142A; S05-143A; S05-144A; S05-145A; S05-146A; S05-147A; S05-300A; S05-301A; S05-302A.</p>	<p>NHH-FDS_HTA-A_DR_S05-101-B; NHH-FDS_HTA-A_DR_S05-102-B; NHH-FDS_HTA-A_DR_S05-103-C; NHH-FDS_HTA-A_DR_S05-104-C; NHH-FDS_HTA-A_DR_S05-105-C; NHH-FDS_HTA-A_DR_S05-106-C; NHH-FDS_HTA-A_DR_S05-107-C; NHH-FDS_HTA-A_DR_S05-108-C; NHH-FDS_HTA-A_DR_S05-109-C; NHH-FDS_HTA-A_DR_S05-110-C; NHH-FDS_HTA-A_DR_S05-111-B; NHH-FDS_HTA-A_DR_S05-112-B; NHH-FDS_HTA-A_DR_S05-113-B; NHH-FDS_HTA-A_DR_S05-120-B; HTA-A-S05-130-B; HTA-A-S05-131-B; NHH-FDS_HTA-A_DR_S05-133-C; NHH-FDS_HTA-A_DR_S05-134-B; NHH-FDS_HTA-A_DR_S05-135-C; NHH-FDS_HTA-A_DR_S05-136-B; HTA-A-S05-137-B; HTA-A-S05-138-D; Approved S05-140A to be discontinued; Approved S05-142A to be discontinued; Approved S05-143A to be discontinued; Approved S05-144A to be discontinued; Approved S05-145A to be discontinued; Approved S05-146A to be discontinued; Approved S05-147A to be discontinued; Approved S05-300A to be discontinued; Approved S05-301A to be discontinued; Approved S05-302A to be discontinued.</p>
<p>Block 6</p>	<p>S06-101A; S06-102A; S06-103B; S06-104B; S06-105B; S06-106C; S06-107C; S06-108C; S06-109C; S06-110C; S06-111B; S06-112A;</p>	<p>NHH-FDS_HTA-A_DR_S06-101-B; NHH-FDS_HTA-A_DR_S06-102-B; NHH-FDS_HTA-A_DR_S06-103-C; NHH-FDS_HTA-A_DR_S06-104-C; NHH-FDS_HTA-A_DR_S06-105-C; NHH-FDS_HTA-A_DR_S06-106-D; NHH-FDS_HTA-A_DR_S06-107-D; NHH-FDS_HTA-A_DR_S06-108-D; NHH-FDS_HTA-A_DR_S06-109-D; NHH-FDS_HTA-A_DR_S06-110-D; NHH-FDS_HTA-A_DR_S06-111-C; NHH-FDS_HTA-A_DR_S06-112-B;</p>

	<p>S06-130B; S06-131A; S06-132A; S06-133B; S06-134A; S06-135A; S06-136B; S06-137B; S06-138A; S06-140A; S06-141A; S06-142A; S06X-DR_300_U2A.</p>	<p>NHH-FDS_HTA-A_DR_S06-130-D; NHH-FDS_HTA-A_DR_S06-131-C; NHH-FDS_HTA-A_DR_S06-132-B; NHH-FDS_HTA-A_DR_S06-133-C; NHH-FDS_HTA-A_DR_S06-134-B; NHH-FDS_HTA-A_DR_S06-135-B; NHH-FDS_HTA-A_DR_S06-136-D; NHH-FDS_HTA-A_DR_S06-137-D; Approved S06-138A to be discontinued; Approved S06-140A to be discontinued; Approved S06-141A to be discontinued; Approved S06-142A to be discontinued; Approved S06X-DR_300_U2A to be discontinued.</p>
Sections	<p>HTA-L-D01-X-XX-2202A; HTA-L-D01-X-XX-2203A; HTA-L-D01-X-XX-2204A; HTA-L-D01-X-XX-2205A; HTA-L-D01-X-XX-2206; HTA-L-D01-X-XX-2207A; HTA-L-D01-X-XX-2208; HTA-L-D01-X-XX-2902A; HTA-L-D01-X-XX-2903A; HTA-L-D01-X-XX-2904A; HTA-L-D01-X-XX-2905A; HTA-L-D01-X-XX-2906; HTA-L-D01-X-XX-2907A; HTA-L-D01-X-XX-2908; HTA-L-D01-X-XX-2909.</p>	<p>HTA-L-D01-X-XX-2202-B; As approved; HTA-L-D01-X-XX-2204-B; As approved; As approved; As approved; As approved; HTA-L-D01-X-XX-2208-A; HTA-L-D01-X-XX-2902-B; As approved; HTA-L-D01-X-XX-2904-B; HTA-L-D01-X-XX-2905-B; As approved; As approved; HTA-L-D01-X-XX-2908-A; As approved.</p>
Highways	<p>0304-ATR-003B; 0304-ATR-004A; 0304-GA-007D; 0304-RP-001C; 0304-RP-002C.</p>	<p>As approved; As approved; As approved; As approved; As approved.</p>

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The London Borough of Southwark
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31 October 2017

Dear Mr McLellan,

AYLESBURY FIRST DEVELOPMENT SITE – LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17

S.73 Town and Country Planning Act 1990 (as amended) - Minor Material Amendments

On behalf of Notting Hill Housing Trust, please find enclosed 10x additional drawings to support the S.73 Minor Material Amendment in respect of the above-mentioned site. The additional drawings are detailed elevation drawings provided as supplementary information and do not alter the proposal:

- 1) *Drawing NHH-FDS_HTA-A_S02-DR_140-B*
- 2) *Drawing NHH-FDS_HTA-A_S02-DR_141-A*
- 3) *Drawing NHH-FDS_HTA-A_S05-140_S05-B*
- 4) *Drawing NHH-FDS_HTA-A_S05-142_S05-B*
- 5) *Drawing NHH-FDS_HTA-A_S05-143_S05-B*
- 6) *Drawing NHH-FDS_HTA-A_S05-144_S05-B*
- 7) *Drawing NHH-FDS_HTA-A_S05-145_S05-B*
- 8) *Drawing NHH-FDS_HTA-A_S06-140_S06-B*
- 9) *Drawing NHH-FDS_HTA-A_S06-141_S06-B*
- 10) *Drawing NHH-FDS_HTA-A_S06-142_S06-B*
- 11) *Updated drawing list*

We trust that the enclosed will assist the Council in its assessment of the proposal. Please do not hesitate to contact me should you have any questions.

Yours sincerely,



Stuart Baillie
Planning Director

Stuart.Baillie@glhearn.com