

Our ref: J033998

Your ref: PP-06424106 and 16/AP/2800

**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 PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWESSTREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17**

**S.73 Town and Country Planning Act 1990 (as amended) - Application for Minor Material Amendments in respect of application reference 16/AP/2800 - PP-06424106**

On behalf of our client, Notting Hill Housing Trust, we hereby submit an application for a 'Minor Material Amendment' application under Section 73 of the Town and Country Planning Act 1990 (as amended) in relation to Plot 18 of the Aylesbury Estate Regeneration Area.

A concurrent Section 73 application is submitted in relation to the 'First Development Site' (FDS) (**PP-06412559**) Together, these two applications seek to refine tenure mix within the housing provision in both the FDS and Plot 18 development and add 12x residential units to the permitted 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 the Applicant considers that there is merit in their being considered in tandem by the LPA.

The submission of these applications follows and reflects a recent pre-application enquiry whereby the content, timing, type of submission were agreed and the nature of changes were discussed. Accordingly, the following documents are submitted as part of this application:

- Cover Letter;
- Signed and Dated Application Forms and Certificates and Notice;
- Site Location Plan;
- CIL Questions Form;
- 'Section 73' Design Addendum (prepared by HTA 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);
- Approved and Proposed Drawings (see Appendix A of this cover letter).

A cheque for £195.00 (Cheque No. 700052), made payable to Southwark Council, will follow under separate cover letter.

In respect of Plot 18, outline planning permission (Ref: 14/AP/3844) was granted in August 2015 with subsequent Reserved Matters (Ref: 16/AP/2800) approved on 4 September 2015 for the following development:

*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.*

This application seeks to vary Condition 1 (Approved Drawings/Documents) of Reserved Matters approval (ref: 16/AP/2800) to introduce minor material changes to the approved scheme. These minor changes relate to:

- A revised mix of residential tenures within Block 1 and Block 3 (of the North Block); and
- Associated alterations to the external façade and siting of Block 3 (of the North Block).

The proposed description of development is as follows:

*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.*

A full description of the proposed changes is set out in the supporting 'Section 73' Design Addendum prepared by HTA Architects and 'Supporting Statement' prepared by GL Hearn.

It should be noted that with exception to the identified proposed amendments, the scheme remains as agreed and approved by the LPA. All other conditions attached to planning consent 16/AP/2800 will remain unaltered, with the exception of conditions that have already been approved.

We trust that the information enclosed is sufficient to enable the Council to make a full assessment of this proposal. We would welcome the opportunity to discuss the proposal in greater detail with you in due course. In the meantime, should you have any questions please do not hesitate to contact me or Matthew Harvey.

Yours sincerely



**Stuart Baillie**  
Planning Director

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**APPENDIX A – Summary of approved and proposed drawings**

Approved Drawing Reference	Proposed Drawing Reference	Drawing Title
NHH-P18 L 2900 Rev C	NHH-P18 L 2900 Rev D	Plot-18 Public Open Space Landscape Illustrative Masterplan
NHH-P18 L 12 Rev -	NHH-P18 L 12 Rev A	South-East & North West Site Elevations
NHH-P18 A 01 Rev C	NHH-P18 A 01 Rev D	Ground Plan
NHH-P18 A 02 Rev A	NHH-P18 A 02 Rev B	First Floor
NHH-P18 A 03 Rev A	NHH-P18 A 03 Rev B	Typical floor Plan (2nd-3rd Floor)
NHH-P18 A 04 Rev A	NHH-P18 A 04 Rev B	Fourth floor Plan
NHH-P18 A 05 Rev A	NHH-P18 A 05 Rev B	Fifth floor Plan
NHH-P18 A 06 Rev A	NHH-P18 A 06 Rev B	Sixth floor Plan
NHH-P18 A 21 Rev -	NHH-P18 A 21 Rev A	South East Elevation
NHH-P18 A 22 Rev -	NHH-P18 A 22 Rev A	South West Elevation (Block 3)
NHH-P18 A 23 Rev -	NHH-P18 A 23 Rev A	North West Elevation
NHH-P18 A 41 Rev -	NHH-P18 A 41 Rev A	Long Section
NHH-P18 A 202 Rev -	NHH-P18 A 202 Rev A	2B 4P Wheelchair Unit- Block 3