

Application Number: 2021/0025/P  
 Contact: Jonathan McClue  
 Date: 21<sup>st</sup> October 2021  
 Email: 100avenueroad@camden.gov.uk  
 Website: camden.gov.uk/en/100-avenue-road-public-inquiry

**Development Management** Regeneration and Planning

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
 NOTIFICATION OF PUBLIC INQUIRY 9<sup>th</sup>-12<sup>th</sup> NOVEMBER**

Site Address:	100 Avenue Road London NW3 3HF
Description of development:	<p>Application in accordance with Section 106A, sub-sections (3) and (4), to amend clause 3.2 (and associated definitions) of S106 Agreement relating to planning permission (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:</p> <p>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).</p> <p>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.</p> <p>Modification are proposed to 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.</p>
Application Number:	2021/0025/P
Appellant's name:	Essentials Living (Swiss Cottage) Limited
Planning Inspectorate reference number:	APP/X5210/Q/21/3276844

We are writing to let you know that the inquiry date for this appeal has now been confirmed.

The inquiry will open at **10:00 am on Tuesday 9<sup>th</sup> November 2021**. The event will be held in person but with capacity for people to observe virtually. The inquiry will be taking place over 4 days: 9<sup>th</sup> – 12<sup>th</sup> November 2021. Please see the guidance below if you wish to attend.

The inspector's decision will be published on: <https://acp.planninginspectorate.gov.uk/>

All written submissions regarding the application and the appeal have been sent to the planning inspectorate (PINs) and will be taken into account: you do not need to resend. You may attend the inquiry if you wish and, at the discretion of the Inspector, give your views.

### **Access to appeal documents**

To view the documents relating to the planning application and appeal correspondence:

- please visit [www.camden.gov.uk](http://www.camden.gov.uk) and write 'search for planning applications'
- follow the links to select 'search for planning applications, decisions and appeals'
- type in the Application Number 2021/0025/P and click on the "Search" button
- all documents will come up under the link 'view drawings, comments and other documents for this application'.

If you have any issues please email [100avenueroad@camden.gov.uk](mailto:100avenueroad@camden.gov.uk)

### **What to do if you wish to attend the inquiry in person and/or virtually**

Before deciding whether to take an active part in the Inquiry in person or virtually, you need to think carefully about the points you wish to make. All written submissions from application and appeal stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

If you wish to take an active part in the proceedings, please make clear in your response to the Council whether you wish only to appear at the Inquiry and make a statement, or whether you would also wish to ask questions on particular topics.

If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.

Whilst the event is to be held in person, there are restrictions on the capacity of the room for the event. It may not be possible for everyone to attend in person and we will be giving priority to people wishing to speak or are unable to attend virtually.

We ask that if you wish to speak you should attend in person. If you are part of an interested group, it may be helpful to nominate individuals to attend in person or vary attendance each day.

If you wish to attend in person, you will need to email [100avenueroad@camden.gov.uk](mailto:100avenueroad@camden.gov.uk) before the 5<sup>th</sup> November providing the following information:

- Your name, address and email address
- The dates you wish to attend in person (9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>)
- Whether you wish to speak (make a statement and/or ask questions) or observe.
- Whether you represent a local group
- If you do not intend to speak, please confirm if you will have any difficulties in joining virtually.

The inquiry is scheduled to take place at:

**The Crowndale Centre**

218 Eversholt Street

London NW1 1BD

You will receive a confirmation email from the Council with details of your booking. Please do not attend the inquiry on the day unless you have received an email from the Council with these details. Priority on the day will be given to those with a booking.

For those who are unable to join in person or wish to observe you will be able to attend virtually using MTeams. Please email [100avenueroad@camden.gov.uk](mailto:100avenueroad@camden.gov.uk) with your name and address no later than the 5<sup>th</sup> November providing these details:

- your name, address and email address;
- the dates you wish to attend in person (9th, 10th, 11th, and/or 12<sup>th</sup> November);
- whether you wish to speak or observe. Please confirm whether you wish only to make a statement, or whether you would also wish to ask questions on particular topics;
- whether you represent a local group;
- if you do not intend to speak, please confirm if you will have any difficulties in joining virtually using MS Teams.

Registered participants in whatever capacity for virtual attendance will receive individual joining instructions, providing details of any requirements, guidance and support whether joining by Teams or telephone. You should note that the event will be recorded by the Council for training and quality assurance purposes.

The Inspectorate will send you a copy of the decision if you speak at the inquiry or if you ask for one in writing.

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>

**Message from the PINs 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](https://www.gov.uk/government/organisations/planning-inspectorate)

Kind regards

Supporting Communities Directorate

