

17 November 2021

F.A.O Richard Green  
City Hall  
The Queens Walk  
London  
SE1 2AA

Dear Richard

**SUBMISSION OF AMENDMENTS TO PLANNING APPLICATION REFS. GLA/4795 & 19/0510/FUL FOR THE REDEVELOPMENT OF HOMEBASE, 84 MANOR ROAD, NORTH SHEEN**

On behalf of Avanton Richmond Developments Ltd ('the Applicant') we hereby submit revised information in support of the application for full planning permission for the redevelopment of the above mentioned site (the 'Site').

**Context**

A planning application for the redevelopment of the Site was submitted to London Borough of Richmond Upon Thames (LBRuT) in February 2019 (ref. 19/0510/FUL) (the 'Original Proposed Development') and was considered at LBRuT Planning Committee on 3 July 2019. The Planning Committee resolved that they were minded to refuse the Application, however on 29 July 2019 it was confirmed that the Mayor of London would act as the local planning authority for the purposes of determining the application.

Following review of LBRuT's reasons for refusal and discussions with Officers at the Greater London Authority (GLA) and Transport for London (TfL), the Applicant sought to review the scheme, with the principle aim of increasing the delivery of affordable housing through additional density and addressing other issues raised in the Mayor's Stage 2 Report. An amended submission (the 'Amended Proposed Development') was made in July 2020, which increased the number of residential units from 385 within the Original Proposed Development to 453. This increased the total number of affordable units by 38 to a total of 173 affordable homes (40% by habitable room taking account of grant funding, increased from 35% as originally submitted). This increase in units and the higher affordable housing provision was principally achieved through amendments to the height and internal layout in appropriate locations across the Site.

The amended scheme was considered at a Mayoral Hearing on 1 October 2020 whereby the Mayor of London resolved to grant planning permission subject to the completion of a S106 Agreement.

**The Proposed Amendments**

Whilst discussions have been ongoing with the GLA and LBRuT regarding the S106 Agreement, these discussions were not concluded prior to the adoption of the new London Plan on 2 March 2021.

Whilst no significant changes to the Amended Proposed Development are proposed through this updated submission, however, following the above review and reflecting further design refinement in the intervening period, some further minor amendments/clarifications are proposed.

These 'November 2021' amendments comprise:

- amendments to the affordable housing tenure split in relation to new London Plan 2021 Policy H6;
- minor realignment of the application red line boundary to better reflect the existing title plans, resulting in a slight decrease in the overall site area (768.7 sq.m.); and
- consequential amendments to the GF landscaping/layout plan to reflect the above realigned boundary, including the relocation of the proposed car club spaces and bin holding area.

### **Revised Documentation**

Given the minor nature of the proposed amendments, it is not considered necessary to provide a full update to all previously submitted documents. The following information is submitted in support of the amended application, which should be read in conjunction with the information submitted as part of the original submission (as subsequently amended):

- Revised Plans incorporating the November 2021 Amendments (please refer to the amended drawing schedule for a full list of application drawings);
- Design and Access Architectural Addendum (including revised Area and Accommodation Schedule) and Landscaping Addendum;
- Planning Statement Addendum;
- Revised CEMP (in full);
- Transport Assessment Addendum & Revised Residential/Commercial Travel Plans;
- Revised Waste Management Strategy Addendum;
- Digital Connectivity Note; and
- Updated CIL Form.

As agreed with the GLA, the submission has been made electronically only.



We look forward to receiving confirmation that the revised submission has been received; however should you require anything further, please do not hesitate to contact Rachel Crick (020 7911 2443) of this office.

Yours sincerely

A handwritten signature in cursive script that reads "Avison Young".

**For and on behalf of Avison Young (UK) Limited**