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THREE RIVERS D.C.
RECEIVED
13 MAR 2013
PLANNING DEP

FARNSWORTH PLANNING CONSULTANCY LTD

Company Registration No: 8358166

Re: Yorke Road School, Yorke Road, Croxley Green, Herts WD3 3DW

12th March 2013

Dear Sir/Madam

On behalf of my client Paul O' Reilly of Paul J. O'Reilly Ltd, please find enclosed our planning application for the extension and conversion of the building known as Yorke Road School, Yorke Road, Croxley Green.

As required, please find enclosed the following information:

1. 2 copies of all required Drawings and Plans
2. 2 copies of completed application form with correct Certificates completed.
3. 2 copies of Design and Access Statement
4. 2 copies of draft S106 Agreement with Solicitor details and proof of site ownership
5. 2 copies of Sustainability Statement
6. 2 copies of Arboricultural Survey and Method Statement
7. 2 copies of Bat Survey
8. 2 copies of Heritage Statement for Building of Local Importance
9. 2 copies of Viability Statement
10. 2 copies of Biodiversity Checklist
11. 2 copies of proposed Schedule of Materials
12. Fee of £2740 - £1540 for planning application and £1200 for Viability Assessment
13. £3000 has been allocated to the Applicant's Solicitor for the Legal fees (to be used where required to cover Solicitor's hourly rate)

Details of the scheme are set out within all the documentation referred to above.

Please note that due to circumstances beyond our control, we have not been able to provide a C Plan Energy Statement as the C Plan website has been and still is undergoing maintenance. As a result of this, it is not possible to start work on new Statements whilst the website is in this state. I have however submitted a Sustainability Statement in its place. Unfortunately, I am now out of the country until the 25th March however please be assured that subject to the availability of the website on my return, the C Plan statement will be submitted immediately.

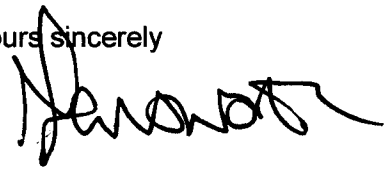
We have also enclosed photographs of the existing state of the site for the information of the Planning Officer and Councillors. Please be advised that the Applicant can be contacted at any time if any Officer or Councillor would like to visit the site to inspect.

We would like to minimise the number of pre commencement conditions that may be added to any approval should planning permission be recommended for approval. In light of this, we have tried to provide as much information as we can at this stage in

order that Officers can make an informed decision on this application. If at any stage during the application process any additional information is required, please contact us in order that this can be provided.

Our Viability Assessment sets out our position in respect of the Affordable Housing requirements and demonstrates how any provision of Affordable Housing will render the scheme unviable. It would be appreciated if the revised comments from David Coate in respect of our Viability Assessment be forwarded to us when these are received.
I hope that the Council can look at this application pro actively and pragmatically given the circumstances of the site, the building we are dealing with and the level of local support for the renovation and conversion of this building.

Yours sincerely



Neil Farnsworth BA (Hons) MA
Director
Farnsworth Planning Consultancy Ltd