



Leah Moniz
Senior Strategic Planner
Development Management
Greater London Authority
City Hall
Kamal Chunchie Way
London E16 1ZE

Wednesday 11 May 2022

Dear Leah

RE: Withdrawal of application P/1221/20 Stanmore Station Car Park, London Road, Stanmore, HA7 4PD

I write to inform you that Catalyst has come to the difficult decision to withdraw our planning application (GLA ref: 2021/1036/S3 Harrow Council ref: P/1221/20) at Stanmore Station Car Park, London Road, Stanmore, HA7 4PD, which was called in under the powers conferred by Section 2A of the 1990 Act by the Greater London Authority as part of the Stage 2 process on 4 October 2021.

We have informed our development partners at Transport for London (TfL) of our intention to withdraw the application.

You will be aware that as part of our formal Stage 3 discussions we highlighted that the scheme as submitted is financially unviable, and we have been looking at ways to improve the position. This is a result of a significant increase in build costs on an all-affordable scheme since we submitted the application. We have undertaken a period of detailed review and exhausted all options to make the scheme viable, in conjunction with considering several changes to the scheme to satisfy planning concerns.

Unfortunately, we have not managed to improve the overall scheme viability and we have made the difficult decision to not proceed with the Stage 3 process.

Partnership working continues to be incredibly important to us, and Catalyst and Peabody, (which we are now a subsidiary of) will continue to work with the GLA and its partners to deliver much needed affordable housing in London and the South East.

If you would like to meet to discuss I am copying in my colleague [REDACTED] who will be able to help with setting this up. You can also call me on [REDACTED]

Yours Sincerely

Richard Smith
MD North West London – Development & Sales

Catalyst Housing Ltd
Ealing Gateway, 26-30 Uxbridge Road, London W5 2AU
t: 0300 456 2099 **DX:** Ealing 5109 **w:** chg.org.uk **e:** contactcatalyst@chg.org.uk