

1 June 2023

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Planning - Development Control,  
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Dear Sir/Madam,

**20 CREDITON HILL, LONDON, NW6 1HP**

**SUBMISSION OF AN APPLICATION FOR FULL PLANNING PERMISSION**

This Covering Letter is submitted in support of an application for full planning permission at 20 Crediton Hill ("the Site").

The proposed works are concerned with the demolition of the existing structure and the construction of a new family dwellinghouse.

The description of development is as follows:

*"Demolition of the existing of the existing building and the erection of a 2 storey (plus basement) family dwellinghouse."*

The proposed design has been developed in collaboration with a team of technical consultants. The team have provided expertise across planning, sustainability, energy, structural performance and arboriculture.

The design has evolved and responded to feedback from the team of technical consultants and also via public feedback, following a Public Consultation Event which was held with residents in March 2023.

This submission follows a recent approval of full planning permission in April 2023 (ref. no: 2022/0743/P) which granted consent for the following works: *"Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property."*

This Covering Letter is supported by, and should be read in conjunction with the following documents:

- **Completed Application Form, prepared by Savills Planning;**
- **Community Infrastructure Levy Form, prepared by Savills Planning;**
- **Site Location, Site and Block Plans, prepared by Scenario Architecture;**

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- **Existing and Proposed Drawings, prepared by Scenario Architecture;**
- **Design and Access Statement (DAS), prepared by Scenario Architecture;**
- **Planning Statement, prepared by Savills Planning;**
- **Sustainability and Energy Assessment, prepared by Envision;**
- **Part O - Overheating Assessment, prepared by Envision;**
- **Basement Impact Assessment – Addendum Letter to Revision 4, prepared by Milvum Engineering Services;**
- **Basement Impact Assessment dated February 2018 and supporting appendices B - D, prepared by Milvum Engineering Services;**
- **Drainage Statement and Flood Risk Assessment, prepared by SD Structures Ltd; and**
- **Arboricultural Impact Assessment Report, prepared by Landmark Trees.**

The application has been submitted via the Planning Portal under ref: PP-12184320.

The latest proposal builds upon the extant consent, with a modest increase in floorspace, albeit creating a more open plan and coherent contemporary building which sits comfortably within the site and its surrounding context. The physical works being sought for the site have been found to be acceptable, policy compliant and indeed beneficial to the heritage asset.

In summary, the scheme would provide benefits to the Borough by creating a larger family sized home of generous proportions in response to the applicant's needs, as well as improving the condition and setting of the Conservation Area and thereby at the very least preserving its special architectural interest and character.

If you require any further details or information please do not hesitate to contact me using the details found at the header of this letter.

Yours sincerely,



Senan Seaton Kelly  
Associate