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Ewan Campbell
Development Management
Regeneration and Planning
London Borough of Camden
2nd Floor, 5 St Pancras Square
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N1C 4AG

18 May 2023

Dear Mr Campbell,

Re: Formal Resubmission - 61 Redington Road, Hampstead London NW3 7RP

On behalf of Mr and Mrs Burns, please find enclosed a pack of revised plans and technical documents which relate to the planning application (ref: 2022/1962/P) at 61 Redington Road, London, Hampstead NW3 7RP.

The revised submission pack is the result of the extensive post submission consultation which was agreed by a Planning Performance Agreement made between the applicant and the London Borough of Camden (LBC). This included a series of meetings held on 15 December 2022, 13 March 2023 and 12 April 2023 with planning and conservation officers to discuss the design and draft planning conditions and Section 106 heads of terms.

As well as the meetings, there has also been ongoing email correspondence between officers and the applicant where feedback and support has been given for design amendments and landscaping proposals to the front of the property.

In the interest of brevity, the design amendments are not repeated in this letter. A full breakdown of the design changes is provided in the updated Design and Access Statement (prepared by Ashby Design).

In light of the revisions, the proposed description of development is as follows:

"Conversion of 3 residential units to 2 units, erection of a three storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of a new front lightwell, various elevation alterations including additional dormer on side elevation, the installation of ASHP units within acoustic enclosure in rear garden, bin enclosure in front garden, and landscaping alterations."

It should be noted that the air conditioning units are no longer proposed as part of the revised submission.

As a result of the changes to the design, it has been necessary to update the suite of supporting and technical documents. A list of the revised drawings (with references) and supporting information is provided below:

- Proposed Site Plan Lower Ground Floor (552_22_FUL_PL1000);
- Proposed Site Plan Ground Floor (52/22/FUL/PL1001);
- Proposed Floorplans (552/22/FUL/PL10.00);
- Proposed Elevations (552/22/FUL/PL10.01);
- Proposed Sections A-A & B-B (552/22/FUL/PL10.02);
- Lower ground floor and ground floor comparisons (522_22_FUL_PL10.03);
- First Second Floor & Roof Comparison Plan (552/22/FUL/PL10.04);

- Front and Rear Comparative Elevations (552/22/FUL/PL10.05);
- Side & Flank Comparative Elevations (522_22_FUL_PL10.06);
- Comparative Sections A-A & B-B (522/22/FUL/PL10.07);
- Proposed Front Street Scene (552/22/FUL/PL10.08);
- Demolition Plans (552/22/FUL/PL10.09);
- Visual illustrations (552/22/FUL/PL10.10);
- Landscape Plan (CR388 – R4);
- Front Garden -Planting Plan (CR388_PA07);
- Front Garden - Materials Plan (CR388_PA08);
- Design and Access Statement;
- Heritage Statement;
- Arboriculture Impact Assessment;
- Arboricultural Method Statement;
- Ground Investigation Report and Basement Impact Assessment;
- Structural Report and Basement Impact Assessment;
- Surface Flow and Flooding Basement Impact Assessment;
- Full Construction Management Plan;
- Noise Assessment;
- Ecological Assessment;
- Air Quality Assessment;
- Energy and Sustainability Statement; and
- Daylight and Sunlight Study.

For ease, the table below lists the previously submitted drawings and their proposed replacements.

Originally Submitted Drawing References	Replacement Drawing References
Proposed Site Plan Lower Ground Floor (1571 – PL02)	Proposed Site Plan Lower Ground Floor (552_22_FUL_PL1000)
Proposed Site Plan Ground Floor (1571 – PL03)	Proposed Site Plan Ground Floor (52/22/FUL/PL1001)
Proposed Floorplans (1571 - PL10)	Proposed Floorplans (552/22/FUL/PL10.00)
Proposed Elevations (1571 – PL11)	Proposed Elevations (552/22/FUL/PL10.01)
Proposed Sections A-A & B-B (1571 - PL12)	Proposed Sections A-A & B-B (552/22/FUL/PL10.02)
Lower ground floor and ground floor comparisons (1571 - PL13)	Lower ground floor and ground floor comparisons (522_22_FUL_PL10.03)
First Second Floor & Roof Comparison Plan (1571 - PL14)	First Second Floor & Roof Comparison Plan (552/22/FUL/PL10.04)



Front and Rear Comparative Elevations (1571 - PL15)	Front and Rear Comparative Elevations (552/22/FUL/PL10.05)
Side & Flank Comparative Elevations (1571 - PL16)	Side & Flank Comparative Elevations (522_22_FUL_PL10.06)
Comparative Sections A-A & B-B (1571 - PL17)	Comparative Sections A-A & B-B (522/22/FUL/PL10.07)
Proposed Front Street Scene (1571 - PL18)	Proposed Front Street Scene (552/22/FUL/PL10.08)
Demolition Plans (1571 - PL19)	Demolition Plans (552/22/FUL/PL10.09)
Visual illustrations (no reference)	Visual illustrations (552/22/FUL/PL10.10)

We trust that the proposed amendments have positively responded to both the verbal and written comments provided by yourself and your colleagues.

As part of the resubmission, we have included full landscape details, an arboricultural method statement and drawings of both long-stay and visitor cycle parking provision. On this basis, we consider that draft conditions 5, 7 and 8 are no longer required should planning permission be granted, and we look forward to your confirmation.

If you have any queries, please do not hesitate to contact me or my colleague, Lizzie Woodall.

Yours sincerely,

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