

29 December 2023



Camden Council
Planning Development Control
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FAO: Edward Hodgson, Senior Planning Officer

Dear Sir/Madam,

194 Goldhurst Terrace, London, NW6 3HN
Full Planning Application

On behalf of our client, 194 Goldhurst Terrace (Cowell) Limited, we write to submit an application for full planning permission for a proposed development at 194 Goldhurst Terrace, London NW6 3HN. The application is submitted electronically through the Planning Portal (Reference: PP- 12614326).

The proposals involve the delivery of 9no. homes to replace the existing single dwellinghouse on the site, and involve the following works:

- Demolition of the single storey eastern annex and side extension on the main property, and replacement with a new full height side extension, together with excavation of a part basement to create 8no. self-contained flats (4no. 2-bedroom flats, 4no. 3-bedroom flats); and
- Dismantling of the detached garage, and reconstruction to the west together with single storey extensions to the east and rear, and excavation of a basement to provide 1no.4-bedroom house.

In developing the proposals the Applicant undertook detailed pre-application engagement with Planning (Edward Hodgson, Senior Planning Officer) and Conservation (Alan Wito, Principal Conservation Officer) Officers at the London Borough of Camden. The advice received from the Council was taken into account in developing the application proposals. The resulting proposals adopt a respectful design approach having regard to the sites location within the South Hampstead Conservation Area. The proposed scheme will optimise the housing potential of the site and will deliver an uplift in housing (net uplift of 8 homes) in a sustainable location. The development proposals have been developed to accord with the Development Plan, and policy objectives of the NPPF.

DESCRIPTION OF DEVELOPMENT

Planning permission is sought for the following description of development:

“Demolition of the single storey east extensions and replacement with a new three storey side extension, together with excavation of part basement to create 8no. flats. Dismantling of the detached garage and reconstruction in a new location to the west of the existing garage, and single storey extensions to the east and rear to create 1no. house (together with basement excavation).”

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Application Documents

The planning application comprises of the following documents:

- **Covering Letter** (this letter), prepared by Savills;
- **Application Form and Certificates**, prepared by Savills;
- **CIL Form**, prepared by Savills;
- **Application Drawings**, as listed on the **Drawing List**, prepared by ArchiSiDe Limited;
- **Town Planning Statement**, (including affordable housing statement, s106 draft heads of terms and transport considerations), prepared by Savills;
- **Design and Access Statement** (including photographs, landscaping, computer visualisations, accessibility, waste storage and collection) prepared by ArchiSiDe Limited;
- **Daylight and Sunlight Assessment**, prepared by Herrington Consulting;
- **Basement Impact Assessment**, prepared by Axiom Structures Limited;
- **Flood Risk Assessment and SUDS Strategy Report**, prepared by Nimbus Engineering Consultants;
- **Heritage Impact Assessment**, prepared by Handforth Heritage;
- **Energy and Sustainability Report**, prepared by Environmental Economics Limited;
- **Tree Survey and Arboricultural Impact Assessment**, prepared by GHA Trees;
- **Preliminary Ecological Appraisal and Preliminary Roost Assessment**, prepared by MKA Ecology; and
- **Method Statement** for the relocation of the garage, prepared by ArchiSiDe Limited.

The requisite application fee of £4110.00 (including £64.00 Planning Portal Admin Fee) has been paid by the Applicant via the Planning Portal website.

The scope of the application was discussed and agreed with Council Officers as part of the pre-application engagement. As such, we trust this will enable the prompt validation of the application. We look forward to working with Officers to ensure that benefits associated with the proposals can be realised without delay. In the meantime, should you have any queries or wish to discuss the proposals, please do not hesitate to contact Samruti Patel or myself.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Olivia Frost".

Olivia Frost
Savills