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FAO: Kristina Smith

Our ref: NFR/SWELL/EMOU/TSM/U0020547

Your ref: PP-12739734

02 February 2024

Dear Sir / Madam

**Application for Full Planning Permission
Town and Country Planning Act (1990)
Planning (Listed Buildings and Conservation Areas) Act 1990**

We write on behalf of our client, Regal Chalk Farm Limited (hereby 'the Applicant'), to apply for full planning permission and listed building consent at 100, 100a and 100b Chalk Farm Road (hereby 'the Site').

Planning permission is sought for the following:

"Demolition of existing buildings and redevelopment of the site to provide two buildings containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), affordable residential homes (Class C3), ground floor commercial space (Class E) together with public realm, access, servicing, and other associated works."

Listed building consent is sought for:

"Removal of existing steel beams in party wall with adjoining Roundhouse and works of repair and making good to brickwork."

This is referred to throughout the application documentation as the "Proposed Development."

The Applicant's vision is to realise the full potential of this vacant, underutilised and inefficient site on the edge of Camden Town and bring forward a high quality mixed use sustainable scheme with accessible public realm that contributes positively to the area, while respecting the integrity of the adjacent Grade II* listed Roundhouse in terms of its setting.

The planning application has been brought forward following extensive consultation with the local community, interest groups and close pre application discussions with planning, design, conservation, sustainability, and transport officers at the London Borough of Camden ('LBC') as well as statutory bodies and key stakeholders including the Greater London Authority ('GLA'), Transport for London ('TfL') and Historic England ('HE').

There are a number of substantial public benefits arising from the scheme, including:

- Regeneration and optimisation of a vacant, underutilised site in a sustainable town centre location;
- High quality development that respects the setting of the Roundhouse;
- Opening up of site with accessible public realm for local residents, workers and visitors;
- Contributing to provision of student housing, the demand for which is currently unmet;
- Provision of much needed affordable homes, including social rented family homes;
- Ground floor commercial uses providing activation of street and passive surveillance of the adjacent proposed Youth Space;
- Employment opportunities in construction (210 jobs) and operational stage (80);
- Estimated local spending by students of over £3m per year on goods and services;
- Car free scheme with generous provision of cycling facilities;
- Energy efficient, low carbon building, with urban greening and biodiversity improvements over existing.

The Proposed Development accords with the key themes of the national planning policy objectives and guidance, strategic and local policy objectives, statutory tests and specific planning policy criteria. The Proposed Development complies with the Statutory Development Plan, and therefore planning permission should be granted, without delay.

Application Documents

The following application documents, along with this cover letter, have been submitted as part of this application via Planning Portal (ref. PP-12739734):

- Completed Planning Application Form, prepared by Gerald Eve LLP;
- Community Infrastructure Levy (CIL) Additional Information Form, prepared by Gerald Eve LLP;
- Covering Letter prepared by Gerald Eve LLP;
- Area Schedule, prepared by DSDHA;
- Arboricultural Impact Assessment, prepared by TMA;
- Affordable Housing Statement, prepared by Gerald Eve LLP
- Air Quality Assessment, prepared by AQ Consulting;
- Archaeology Assessment, prepared by MOLA;
- Basement Impact Assessment, prepared by Pell Frischmann;
- Biodiversity Impact Assessment, prepared by Ecology by Design;
- Construction Management Plan, prepared by Regal London;
- Circular Economy Statement, prepared by Whitecode;
- Daylight and Sunlight Report, prepared by Consil;
- Design and Access Statement, prepared by DSDHA;
- Delivery and Servicing Plan, prepared by Iceni;
- Draft Heads of Terms, prepared by Gerald Eve (within this document);
- Drawing Schedule, prepared by DSDHA;
- Existing and Proposed Drawings, prepared by DSDHA;
- Energy Statement, prepared by Whitecode;
- Fire Strategy and Gateway 1 Form, prepared by Ashton Fire;
- Flood Risk Assessment, prepared by Pell Frischmann;
- Health Impact Assessment, prepared by Volterra;

- Heritage, Townscape, Visual Statement (HTVS), prepared by Turley;
- Land Contamination Desk Study, prepared by Pell Frischmann;
- Landscaping Statement, prepared by BBUK (within DAS);
- Noise and Vibration Report, prepared by Sandy Brown;
- Regeneration Statement, prepared by Volterra;
- Retention and Retrofit Report, prepared by DSDHA;
- Solar Glare Report, prepared by Consil;
- Statement of Community Involvement, prepared by Meeting Place;
- Structural Heritage Engineer Report, prepared by Pell Frischmann;
- Structural Engineering Report, prepared by Pell Frischmann;
- Student Housing Management Plan, prepared by CRM;
- Sustainable Drainage Report, prepared by Pell Frischmann;
- Sustainability Statement, prepared by Whitecode;
- Travel Plan, prepared by Icen;
- Transport Assessment, prepared by Icen;
- Wind Microclimate Assessment, prepared by GIA;
- Whole Life Carbon Assessment, prepared by Whitecode.

The requisite planning application fee of £64,628 (plus £64 administration fee to the Planning Portal) has been made via separate BACS transfer, concurrently with the submission of the planning application on the Planning Portal. The application fee is calculated on 24 residential units being provided and 11,358 sqm GEA of student accommodation and commercial floorspace created by the Proposed Development.

We trust that the information submitted in support of these applications is sufficient to ensure validation and we look forward to confirmation of this shortly. If you have any questions in the meantime, please contact Nia Fraser, Samantha Wells, Emma Mounsey or Toby Smith of the above office.

Yours faithfully,



Gerald Eve LLP