

PD14256/GF/JL/OFgareth.fox@montagu-evans.co.ukjames.leuenberger@montagu-evans.co.ukolivia.fuller@montagu-evans.co.uk**F.A.O Daren Zuk**Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

14 February 2024

Submitted via the Planning Portal: PP-12804879

Dear Daren,

**39A FITZJOHN'S AVENUE & LAND ADJACENT TO 46 MARESFIELD GARDENS, NW3
APPLICATION FOR FULL PLANNING PERMISSION & DEMOLITION IN A CONSERVATION AREA
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of 39 Fitzjohns Avenue Ltd (our "Client") please find enclosed an application ("the Application") submitted to the London Borough of Camden ("LBC" / "the Council") for 'Full Planning Permission & Demolition in a Conservation Area' at '39a Fitzjohn's Avenue' and 'Land adjacent to 46 Maresfield Gardens' ("the Site").

The Application proposes the following development ("Proposed Development" / "Scheme"):

"Substantial demolition and redevelopment of 39a Fitzjohn's Avenue including associated basement excavation, and the development of Land at Maresfield Gardens to provide residential (Class C3) accommodation, alongside associated basement excavation, hard and soft landscaping works, boundary treatment works, and other associated works."

This Application follows pre-application discussions with the LBC, and is submitted via the Planning Portal.

It is accompanied by a suite of technical information and drawings, which are set out in the Document Schedule and Drawing Schedule, prepared by Montagu Evans.

This has been agreed proactively with the Council prior to submission, for completeness.

The application fee of £20,656.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) Regulations 2012 (as amended), and has been paid via the Planning Portal, on the basis the Scheme comprises the creation of 33 residential units.

We trust the information submitted allows you to validate this Application, however, should you require any further details then please contact Gareth Fox (gareth.fox@montagu-evans.co.uk), James Leuenberger (james.leuenberger@montagu-evans.co.uk) or Olivia Fuller (olivia.fuller@montagu-evans.co.uk).

Yours faithfully,

**MONTAGU EVANS LLP**

Enc.