



8 March 2024

Camden Council
Planning – Development Control
Camden Town Hall
London
WC1H 8ND

Dear Sir/Madam,

**163 Sumatra Road, London, NW6 1PN
Application for Full Planning Permission**

We are instructed on behalf of Magnet Investments Limited ('the applicant') to submit an application for full planning permission for a proposed development at 163 Sumatra Road, London, NW6 1PN ('the application site').

The proposed development comprises the following:

"Rebuilding of original residential dwellinghouse following partial collapse and subsequent demolition with basement extension, including 2 x front lightwells and 2 x rear lightwells; rear extension to ground, first and second floors and roof level; alterations to fenestration, all in connection with conversion of former 1 x 5-bed single family dwellinghouse to 4 x 2-bed flats".

The application seeks to obtain a new planning permission for the full rebuilding and extension of the house in accordance with the approved plans under the preceding planning permission reference no. 2018/4477/P, granted on 21 December 2022, which has since lapsed (having been subject to a condition requiring commencement within one year from the date of the permission). The applicant acquired the site from the previous site owner (Mr. Jeremy Stein) shortly before this planning permission was granted. However, the applicant's structural engineer deemed the temporary support works that were in place at the time to stabilise the house following the partial collapse of the front elevation in February 2018 to be unsafe and so the dwelling proceeded to be demolished. As the planning permission also proceeded to expire, the applicant is now wanting to 'renew' the permission to enable the proposed reinstatement and extension works to proceed at the earliest possible opportunity.

The application consists of the following documentation:

- Completed Application Form.
- Drawing Nos.

005/EX/001	Site Location Plan
005/EX/100	Existing Lower Floors



005/EX/101	Existing Upper Floors
005/EX/120	Existing North & West Elevations
005/EX/121	Existing South & East Elevations
SMROD-P200	Proposed Lower Ground Floor
SMROD-P201	Proposed Ground Floor
SMROD-P202	Proposed First Floor
SMROD-P203	Proposed Second Floor
SMROD-P204	Proposed Loft Plan
SMROD-P205	Proposed Roof Plan
SMROD-S201	Proposed Section AA
SMROD-S202	Proposed Section BB
SMROD-S203	Proposed Section CC
SMROD-S204	Proposed Section DD
SMROD-S205	Proposed Section EE
SMROD-S206	Proposed Section FF
SMROD-E201	Proposed Front Elevation
SMROD-E202	Proposed Rear Elevation
SMROD-D101	Proposed Drainage Plan
SMROD-D102	Proposed Drainage Section

- Planning Statement (March 2024), prepared by RENEW Planning Limited;
- Flood Risk Assessment (February 2020), prepared by Soils Limited;
- Basement Impact Assessment (February 2022), prepared by Soils Limited;
- Basement Impact Assessment Audit (July 2022), prepared by Campbell Reith;
- Report on Condition of Temporary Works (03/03/22), prepared by M. Soper;
- Statement of Reasons for Demolition (March 2024), prepared by Contractors Design Limited; and
- Community Infrastructure Levy (CIL) Form 1.

The application has been submitted electronically to the Council via the planning portal (PP-12832293) together with the required application fee payment. If we can be of any further assistance in the meantime, please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tim Waters', with a stylized flourish at the end.

Tim Waters
Director
For and on behalf of RENEW Planning Limited