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Planning and Built Environment
London Borough of Camden
2nd Floor
5 Prancas Square
London
N1C 4AG

18 April 2024

Our Ref. 24/143 – LW/CT
VIA THE PLANNING PORTAL

Dear Sir/Madam,

75 GREENCROFT GARDENS, LONDON, NW6 3LJ
APPLICATION FOR FULL PLANNING PERMISSION

We write on behalf of our client, Cohabs ('the Applicant') to formally submit full planning permission in accordance with the Town and Country Planning Act 1990 (as amended) for the above Site.

The application seeks planning permission for the following development:

“ Installation of 5 no. rooflights to front, 5 no. rooflights to rear, 2 no. skylights to the main roof and replacement roof to an existing large HMO (sui generis)”

75 Greencroft Gardens is a large 3-storey semi-detached house in multiple occupation ('HMO'). The existing quality of living accommodation is sub-standard and thermally inefficient, failing to make an efficient use of the generous loft space. The property is at risk of falling into a state of disrepair and requires a comprehensive refurbishment in order to improve the living conditions for future occupiers.

This application seeks consent for the installation of 5 no. conservation style roof lights to the front and 5 no. conservation style rooflights to the rear, 2 no. sky lights to the main roof, associated conversion of the underutilised loft space and like-for-like replacement of the existing roof.

Documents

To inform this application, and in addition to this covering letter, we provide the following information:

Table 1.1. Planning Documents

Document	Consultant
Planning and Heritage Statement	Iceni Projects
Application Forms	Iceni Projects
Community Infrastructure Levy Forms	Iceni Projects
Design and Access Statement	Nick Baker Architects

Table 1.2. Application Drawings, prepared by Nick Baker Architects

Title	Reference
Location Plan	2410 P-001
Block Plan	2410 P-002
Existing Loft Plan	2410 P-014
Existing Roof Plan	2410 P-015
Existing Front Elevation	2410 P-030
Existing Rear Elevation	2410 P-031
Existing Sections	2410 P-040
Proposed Loft Plan	2410 P-214
Proposed Roof Plan	2410 P-215
Proposed Front Elevation	2410 P-230
Proposed Rear Elevation	2410 P-231
Proposed Sections	2410 P-240

Application Fee

The application fee calculated for the proposals is £363.00. This has been calculated on the basis that the scheme would be proposing other operations – other than winning and working of minerals on a site area of 602 sqm. Payment has been made via the planning portal and we would be grateful if a receipt could be issued.

Summary

The proposed rooflights and skylights, replacement roof and windows at 75 Greencroft Gardens are considered to be an acceptable form of development, which make an efficient use of the existing underutilised loft space and improve thermal efficiencies of the building, as an enhancement to the existing HMO accommodation.

The proposed development is considered to be of high-quality design and appearance that would respect the character of the surrounding conservation area, replicating alterations to neighbouring dwellings which have previously been considered acceptable by the Council.

For these reasons, the London Borough of Camden is invited to grant permission for the proposed alterations.

We trust that the information provided is sufficient to expediate validation of our application. Should you require further information please do not hesitate to contact myself (ctate@iceniprojects.com / 07799369995) in the first instance.

Yours faithfully,

ICeni Projects Ltd.

ICENI PROJECTS LTD

enc. As listed above.