

Our Ref: 24223/TW/GM  
Your Ref: PP-13182645  
Email: twilliams@firstplan.co.uk

Broadwall House 020 3096 7000  
21 Broadwall info@firstplan.co.uk  
London SE1 9PL firstplan.co.uk

25 September 2024

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

Dear Sir/Madam,

**5 TEMPLEWOOD AVENUE, LONDON NW3 7UY – DEMOLITION AND RESIDENTIAL EXTENSIONS AT SIDE, REAR AND BASEMENT LEVELS, INTERNAL RE-CONFIGURATION, BOUNDARY ALTERATIONS, LANDSCAPING AND ASSOCIATED WORKS**

We are instructed by our client, Shirley Stone, to submit the enclosed planning application for demolition and residential extensions at side, rear and basement levels, internal re-configuration, boundary alterations, landscaping and associated works. This planning application has been submitted online via the Planning Portal (PP-13182645).

This application follows a previous grant of planning permission (ref. 2021/2793/P) in October 2023 for the '*Conversion of 3 existing units to provide 2 units (C3); erection of rear extension with terrace above and part replacement side extension; installation of plant enclosure to rear; excavation of single storey basement and car lift for 1 vehicle; hard and soft landscaping works; and alterations to fenestration on all elevations*'.

Since the grant of consent, the applicant's circumstances and needs have slightly changed. As such, permission is now sought for a revised scheme. The extent of the works proposed under this current proposal is considerably reduced in terms of scale and nature from that previously granted. The current proposal will, however, continue to provide high-quality enhancements to this property which enhance the significance of the conservation area which upgrading the living environment of this family property. The previous permission (which remains live and implementable [subject to the discharge of conditions and compliance with legal obligations]) is considered a material planning consideration in support of the current proposals.

The application is supported by the following documents:

- Completed Application and CIL Forms;
- Planning and Heritage Statement – Firstplan Ltd;
- Design and Access Statement – Brod Wight Architects;
- Arboricultural Impact Assessment – John Cromar's Arboricultural Company Ltd;
- Historic Environmental Desk-Based Assessment – Archaeology South East;
- Basement Impact Assessment – Lustre Consulting;
- Daylight and Sunlight Assessment – Delva Patman Redler;
- Sustainability Statement – Hodkinson;
- Surface Water and SuDS Drainage Assessment – Base Energy;
- Construction Management Plan – Campbell Reith Hill LLP;
- Structural Feasibility Report – Campbell Reith Hill LLP;
- Draft Heads of terms for legal agreement;

- The following architectural drawings – Brod Wight Architects:
  - Location Plan (ref.1046-S2-15);
  - Existing Site Plan (ref. 1046-S2-01B)
  - Existing Basement Floor Plan (ref. 1046-S2-02);
  - Existing Ground Floor Plan (ref. 1046-S2-03);
  - Existing First Floor Plan (ref. 1046-S2-04);
  - Existing Second & Third Floor Plan (ref. 1046-S2-05);
  - Existing Roof Plan (ref. 1046-S2-06);
  - Existing Front Elevation (ref. 1046-S2-07);
  - Existing Rear Elevation (ref. 1046-S2-08);
  - Existing North East Side Elevation (ref: 1046-S2-09);
  - Existing South West Side Elevation (ref: 1046-S2-10);
  - Existing Section A-A (ref: 1046-S2-11);
  - Existing Section B-B (ref: 1046-S2-12);
  - Existing Section C-C (ref: 1046-S2-13);
  - Existing Section D-D (ref: 1046-S2-14);
  - Proposed Site Plan (ref:1046-AP4-01B);
  - Proposed Basement Floor Plan (ref: 1046-AP4-02);
  - Proposed Ground Floor Plan (ref: 1046-AP4-03);
  - Proposed First Floor Plan (ref:1046-AP4-04A);
  - Proposed Second & Third Floor Plan (ref:1046-AP4-05A);
  - Proposed Roof Plan (ref: 1046-AP4-06A);
  - Proposed Front Elevation (ref: 1046-AP4-07);
  - Proposed Rear Elevation (ref: 1046-AP4-08);
  - Proposed North East Side Elevation (ref: 1046-AP4-09B);
  - Proposed South West Side Elevation (ref: 1046-AP4-10);
  - Proposed Section A-A (ref: 1046-AP4-11A);
  - Proposed Section B-B (ref: 1046-AP4-12);
  - Proposed Section C-C (ref: 1046-AP4-13);
  - Proposed Section D-D (ref: 1046-AP4-14);
  - Schedule of GIA's.

The requisite planning application fee of £509 has been paid online.

We trust you have sufficient information to support the application proposal. If you require any further information or clarification on any point, please do not hesitate to get in contact.

In the meantime, we look forward to receiving confirmation that the application has been registered and validated.

Yours faithfully,



TIM WILLIAMS

Director

Enc.