

Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Date: 3 October 2024
Our ref: 67476/01/MLW/CW/32874854v1

Dear Sir/Madam

5 Bacon's Lane, Highgate, London, N6 6BL: Full Planning Permission for the Demolition and Erection of a 2 Storey House at 5 Bacon's Lane.

On behalf of our client, Simon Fraser, please find enclosed a planning application (submitted via Planning Portal – ref. PP-13254736) for:

“Demolition of the existing house and single storey annexe and the development of a two storey house.”

This proposal involves altering previously approved plans which were approved in 2017 (ref. 2017/2646/P). The proposed new house would be fit for purpose, meet the current building regulations and would be built to meet and exceed current embodied and operational carbon targets where possible – resulting in a new house that minimises its long-term impact on the environment. Chapter 5.2 of the Design and Access Statement shows the comparison between the existing, previously approved and the proposed ground floor plans. The proposed three bedroom house would have a total GIA of 306 sqm.

A full description of the proposed works is outlined in the Design and Access Statement and Planning Statement and shown within the application drawings.

Submission Documents

We provide the following documentation to assist the Council in its consideration of this application:

- 1 Completed, signed and dated planning application form;
- 2 Application drawings, prepared by Simon Fraser RIBA;
- 3 Design and Access Statement, prepared by Simon Fraser RIBA;
- 4 Arboricultural Report, prepared by Wassells Arboricultural Services;
- 5 Archaeological Assessment, prepared by Lichfields;

- 6 Planning Statement, prepared by Lichfields;
- 7 Heritage Statement, prepared by Lichfields;
- 8 Biodiversity Net Gain Plan (BNG), prepared by Simon Fraser RIBA / Joe's Blooms Limited;
- 9 Condition & Feasibility Study Option Appraisal, prepared by Simon Fraser RIBA / Webb Yates Engineers;
- 10 Daylight and Sunlight Study, prepared by Right of Light Consulting;
- 11 Draft Construction / Demolition Management Plan; prepared by Simon Fraser RIBA;
- 12 Construction Management Plan, prepared by Lyons O'Neill Structural Engineers;
- 13 Noise Impact Assessment, prepared by Gillieron Scott (to follow);
- 14 Pre-Demolition Audit, prepared by Simon Fraser RIBA;
- 15 Sustainability Statement, prepared by Webb Yates Engineers; and
- 16 Whole Life Carbon Assessment, prepared by Simon Fraser RIBA;

Concluding Remarks

The proposal will improve residential amenity and living conditions to meet the needs of current and future occupiers. The new house will be of a high architectural quality with good energy performance and future longevity. The proposed new building presents an opportunity to enhance the setting of the heritage assets within the wider context of the site with an innovative and creative contextual response that contributes to their significance and sense of place.

We trust that the above information is sufficient for you to validate and determine the application. However, should you have any queries or require further information, please do not hesitate to contact me or my colleague Michael Lowndes.

Yours sincerely



Charlotte Walker

Senior Planner

BSc (Hons) MA AssocRTPI