

Environment and Planning Department,  
London Borough of Camden,  
5 Pancras Square, London, N1C 4AG.

14 October 2024

Dear Planning Validation Team and Case Officer,

**RE: 1 WADHAM GARDENS, ST. JOHN'S WOOD, LONDON NW3 3DN**

Application for full planning permission to install a new basement with front and side light-wells, together with a roof extension and alterations to the internal layout. The proposed development is in-keeping with approved application ref: **2021/6174/P**. The associated supporting documentation has been updated for this current submission where required.

The following documentation is included:

- Site investigation by Geo-Environmental - *GE17691 Wadham Gardens V5 Final JT01 240807*.
- Basement Impact Assessment by Quadrant Harmon Structural Engineers - *SOH/1550/23*
- Daylight and Sunlight Assessment by CHP Surveyors Limited – *2055-18-06-24-Daylight Report*
- Design and Access Statement by HUB Architects - *1179-App-01*
- Photographs by HUB Architects – *1179-01 Photo Sheet*
- Community Infrastructure Levy (CIL)
- Construction Management Plan by HUB Architects - *1179-APP-02*
- OUTLINE PROGRAMME *1179.E.01 IWG*
- Tree survey / Arboricultural Impact Assessment Report by Landmark Trees- *API\_IWDG\_AIA\_02c*
- Arboricultural Method Statement by Landmark Trees- *API\_IWDG\_AMS\_02a*
- BREEAM Assessment - 656RWG-MET-ZZ-XX-SH-Y-9801-P03\_BREEAM Dom Refurb – Planning **with cover letter note 656RWG-240919-BREEAM Pre-Assessment Update**.
- Existing location, plans, sections and elevations - *1179-Existing*
- Proposed plans, sections and elevations - *1179-Proposed*
- Ecological Appraisal by Cherryfield Ecology - *(Final) Emergence 2024 Cherryfield Ecology - 1 Wadham Gardens NW3 3DN*
- Biodiversity Net Gain & Biological Impact Assessment by Cherryfield Ecology with accompanying Biodiversity Metric Table - *BNG 2024 Cherryfield Ecology - 1 Wadhams Gardens NW3 3DN & The Statutory Biodiversity Metric Calculation Tool - Macro enabled - 1 Wadham Gardens*.

A minor update to the proposed lower ground floor plan has been incorporated for this new application to enable compliance with the current daylight and sunlight BRE guidelines which have been revised since the previous submission. Extracts of the previously approved plan and the current submission plan are included below for comparison and clarity of the change that has been made.

We trust the above and enclosed documentation will allow you to process and approve our application, but should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Jennifer Creighton  
For HUB Architects & Designers Ltd.

Side by side comparison of the proposed lower ground floor plan to show the changes that were incorporated on the current submission plan for compliance with the current BRE Guidelines.

Bedroom 2 window made wider.

Foot of terrace staircase moved away from the Bedroom 2 window.

<p>As Approved – 2021/6174/P. Proposed Lower Ground Floor Plan. Extract taken from Ref: 1179-01-RevB Proposed Plans</p>	<p>As Submitted – Current 2024. Extract taken from Ref: 1179-01-RevC Proposed Plans</p>

End.