

Regeneration and Planning  
Development Management  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

IHR-226/3.01/ADB

13 November 2024

Dear Sir/Madam,

**15 Howitt Road, Belsize Park, London NW3 4LT**

Following the grant of planning permission 2023/2261/PO, dealt with by Edward Hodgson and issued on 18 September 2024, we would like to submit a follow-up Planning Application for the same scheme, but including the Financial Viability Appraisal.

The proposals are for Change of Use from HMO (Sui Generis) to 2no. self-contained flats (C3), erection of rear dormer and single storey ground floor rear extension, enlargement of basement, creation of front and rear lightwells and associated works.

There is no change to the approved scheme, and we submit the original documents to support the application:

1. CIL Liability Form
2. New Dwellings Schedule
3. Drawings
  - IHR-226\_PL010
  - IHR-226\_PL111
  - IHR-226\_PL120
  - IHR-226\_PL121
  - IHR-226\_PL011
  - IHR-226\_PL101
  - IHR-226\_PL102
  - IHR-226\_PL220 Rev B
  - IHR-226\_PL200 Rev A
  - IHR-226\_PL201 Rev A
  - IHR-226\_PL202 Rev A
  - IHR-226\_PL203 Rev A
  - IHR-226\_PL211 Rev A
  - IHR-226\_PL221 Rev A
4. Basement Impact Assessment Revision 1 August 2023 and Basement Impact Assessment Audit (Campbell Reith Oct 2023)

5. Structural Methodology Statement Rev A (Halsteads Sept 2023)
6. Geotechnical Desk Study (March 2023)
7. Design & Access Statement including
  - Site Photographs
  - Heritage Statement
  - Accessibility Statement
  - Daylight and Sunlight Assessment
  - Energy and Sustainability Statement
8. Financial Viability Appraisal and The Housing Corporation Economic Appraisal Tool

We hope this will be sufficient to validate and determine the application, but please do not hesitate to contact the writer if you require any additional information.

Yours faithfully,



**Aida Danon-Bavcic RIBA**  
For and on Behalf of  
JANE DUNCAN ARCHITECTS LTD

Encs.  
Cc. Anese Investments Ltd, file