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Ref: 13.557

83 Blackfriars Road  
London  
SE1 8HA

**T:** 0203 268 2018  
**F:** 0207 021 0148

[london@boyerplanning.co.uk](mailto:london@boyerplanning.co.uk)  
[boyerplanning.co.uk](http://boyerplanning.co.uk)

**Mr Gavin Sexton**

London Borough of Camden  
Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Dear Mr Sexton,

**59-61 Oak Grove, NW2 3LS (Planning Portal Ref: PP-03174857)**

We hereby submit (online) on behalf of Pocket, a planning application for the erection of a new three-storey building to provide seventeen one-bedroom self-contained dwellings. Thirteen of the dwellings are provided as intermediate affordable housing under the Pocket model.

The application follows detailed pre-application advice and consultation with the local community.

In accordance with your pre-application advice letter, we provide the following documents to the Council:-

- Application Forms and Certificates;
- Design & Access Statement;
- Planning Statement;
- CIL Form;
- Drawing No. MSL8720-E-RevC-01 – Existing Elevations 1-3 (1:100@A1);
- Drawing No. MSL8720-E-RevC-02 – Existing Elevations 4-6 (1:100@A1);
- Drawing No. MSL8720-E-RevC-03 – Existing Elevations 7-9 (1:100@A1);
- Drawing No. OGC AL02 001 – Site Location Plan (1:1250@A3);
- Drawing No. OGC AL02 002 – Existing Site Layout Plan (1:200@A1);
- Drawing No. OGC AL02 020 Rev.C – Proposed Ground Floor Plan (1:200@A1);
- Drawing No. OGC AL02 021 Rev.B – Proposed First Floor Plan (1:200@A1);
- Drawing No. OGC AL02 022 Rev.B – Proposed Second Floor Plan (1:200@A1);
- Drawing No. OGC AL02 023 Rev.A – Proposed Roof Plan (1:200@A1);
- Drawing No. OGC AL02 040 Rev.A – Proposed Elevations (1:200@A1/1:400@A3);
- Drawing No. OGC AL02 050 Rev.A – Proposed Sections (1:200@A1/1:400@A3);
- Drawing No. OGC AL02 060 – Flat Type A (1B2P) Plan (1:50@A3);
- Drawing No. OGC AL02 061 – Flat Type M (1B2P) Plan (1:50@A3);
- Drawing No. OGC-SK140124-001 Rev.A – Section/Elevation Study (1:20@A1);
- Environmental Noise Survey and Noise Impact Assessment Report;
- Train Induced Vibration and Assessment Report;
- Daylight, Sunlight and Overshadowing Assessment;
- Energy Statement;
- Ecology Survey;
- Sustainability Assessment inc. Code for Sustainable Homes Pre-Assessment;
- SiteCheck Contamination Review; and
- Draft Construction Management Plan (HoT).

If you consider there are any issues with validation then please contact me immediately.

Please consider this letter as confirmation that Pocket agrees to pay Camden's legal expenses for drafting and completing a S106 agreement.

A cheque for the application fee of £6,545 and a **confidential** Viability Assessment will be delivered separately. The Viability Assessment contains commercially sensitive information and must not be published for public viewing under any circumstance.

We would be grateful for a meeting to discuss the proposals as soon as possible. Please call me on 0203 268 2431 if you have any questions.

Yours sincerely

Grant Leggett  
Associate Director  
**Boyer Planning Ltd**

Tel: 0203 268 2431

Email: [grantleggett@boyerplanning.co.uk](mailto:grantleggett@boyerplanning.co.uk)