

Mr Conor McDonagh
Principal Planning Officer
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1N 8NJ

27 November 2013

Dear Conor

79 CAMDEN ROAD & 86-100 ST PANCRAS WAY - PLANNING SUBMISSION

Following our ongoing pre-application discussions between January and November 2013, we enclose on behalf of Barratt West London ("the applicant") an application for full planning permission for the redevelopment of the site at 79 Camden Road and 86-100 St Pancras Way, Camden.

Planning permission is sought for:

"Redevelopment of the site to create 166 residential units (Class C3), including affordable housing, following demolition of all existing buildings on the site (Class B1) and construction of a new building ranging from 5-7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements".

Accompanying the application are a series of drawings and reports to meet the relevant planning application requirements and provide information on the nature of the proposed development. The documents are as follows:

- Application form for Planning Permission;
- Drawing Package (including Existing, Demolition and Proposed Plans, Elevations and sections and Landscape Plans) prepared by Sheppard Robson Architects and Outerspace;
- Design and Access Statement prepared by Sheppard Robson;
- Access & Inclusivity Statement prepared by All Clear Design;
- Townscape and Visual Impact Assessment prepared by Peter Stewart Consultancy;
- Planning Statement by CBRE;
- Employment Statement prepared by CBRE Planning;
- Affordable Housing Statement prepared by CBRE Planning;
- Statement of Community Involvement by Hardhat Communications;

- Heritage Statement prepared by Heritage Collective;
- Transport Assessment prepared by SKM Colin Buchanan
- Travel Plan prepared by SKM Colin Buchanan
- Draft Construction Management Plan prepared by URS;
- Waste and Recycling Strategy by URS;
- Noise Assessment by URS;
- Air Quality Assessment by URS;
- Phase 1 Habitat Survey by URS;
- Arboricultural Report by Unwin Forestry Consultancy;
- Energy Strategy Overview (including Code for Sustainable Homes Pre-Assessment) Whitecode Design Associates;
- Sustainability Statement by Whitecode Design Associates;
- Basement Impact Assessment by Card Geotechnics Limited;
- Surface Water Drainage Statement by URS;
- Archaeological Desk Based Assessment prepared by URS;
- Pedestrian Level Wind Microclimate Assessment Desk Study prepared by RWDI;
- Internal Sunlight and Daylight Report prepared by GIA; and
- External Sunlight and Daylight Report prepared by GIA.

As per the holding statement, for the purpose of the submission we have uploaded the minimum required documentation via the Planning Portal (the application form and CIL form, in addition to a copy of this Covering Letter). A complete set of the application documents are provided on the enclosed two CDs.

Also enclosed is a cheque to the value of £32,504.00 made in payment of the Planning Application Fee. (Please note that this cheque was generated on the initial basis of 167 residential units which has reduced by one unit to 166 units as part of final amendments).

We look forward to receiving confirmation of the registration of the planning application shortly. Please do not hesitate to contact Nick Belsten (020 7182 2780) or Rachel Ferguson (020 7182 2781) if you have any queries on the submission.

Yours faithfully,



NICK BELSTEN
DIRECTOR