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Date 11 November 2013  
Our ref 13681/IR/FY/5736497v2  
Your ref

Dear Sirs

**5 and 6 Cliff Villas, Camden Town, London, NW1 9AL (PP-03003718)**

On behalf of our client, Camden Development Co Ltd., we have submitted by the planning portal a planning application for the demolition of an existing pair of semi-detached residential buildings and the erection of a six storey building, with set back at fourth and fifth floor levels, to provide twelve residential units, with landscaped amenity space to the rear and secure cycle storage. The proposed scheme will create three no. 1-bed units, six no. 2-bed units and three no. 3-bed units.

In support of the planning application we have submitted:

- 1 A planning application form, Certificate A and Agricultural Holdings Certificate and CIL Additional Information Form;
- 2 A Location Plan at 1:1250 (drawing no. PL 001);
- 3 The existing floor plans, elevations and sections:  
PL 001 location plan 1:1250  
PL 002 existing site plan 1:200  
PL 003 existing street elevation 1:200  
PL 004 existing side & rear elevations 1:200  
PL 005 existing site section AA 1:200  
PL 006 existing ground and basement floor plans 1:100  
PL 007 existing first and second floor plans 1:100  
PL 008 existing front elevation 1:100  
PL 009 existing side and rear elevation 1:100  
PL 010 existing section AA 1:100
- 4 The proposed block plan, site plan, ground to fifth floor plans, roof plan, proposed elevations and site sections;  
PL 100 proposed block plan 1:500  
PL 101 proposed site plan 1:200  
PL 102 proposed ground floor plan 1:100



- PL 103 proposed first - third floor plans 1:100
  - PL 106 proposed fourth floor plan 1:100
  - PL 107 proposed fifth floor plan 1:100
  - PL 108 proposed roof plan 1:100
  - PL 200 proposed street elevation 1:200
  - PL 201 proposed front elevation 1:100
  - PL 202 proposed side elevation 1:100
  - PL 203 proposed garden elevation 1:100
  - PL 300 proposed site section AA at 1:200
  - PL 301 proposed section AA at 1:100
- 5 A Planning Statement setting out details of the site and surroundings, the planning history relating to the site, the proposed development, the planning policy context and an assessment of the proposed change of use;
  - 6 A Design and Access Statement prepared by Method Architects (uploaded in 5 parts due to the file size);
  - 7 A Daylight and Sunlight Assessment (dated 8 November 2013) prepared by Nathaniel Lichfield and Partners;
  - 8 An Arboricultural Impact Appraisal and Method statement (dated 22 October 2013) and Tree Protection Plan prepared by Barrell Tree Consultancy;
  - 9 An Energy Strategy Report (dated 7 November 2013) prepared by Price & Myers;
  - 10 A Code for Sustainable Homes Pre-Assessment Report (dated 8 November 2013) prepared by Price & Myers; and
  - 11 A cheque for £4,620 made payable to the Camden for the planning application fee (delivered by hand).

### **Assessment of the Proposed Development**

The proposed development at nos. 5 and 6 Cliff Villas comprises the demolition of the site's existing residential buildings and the erection of a contemporary high-quality residential building, divided in 12 new residential units.

The proposed development will provide a number of substantial planning benefits:

- 1 The scheme will provide increased housing on the site, contributing to the overall housing supply in the borough.
- 2 The proposal reflects the Council's requirements in terms of housing mix and unit sizes and will offer genuine housing choice and contribute to the development of a mixed and balanced community.
- 3 The development represents a high quality responsive design which sensitively respects the existing character and townscape of the surrounding area.
- 4 The communal garden area contributes to the character and appearance of the development and provides valuable amenity and informal play space.
- 5 The proposed development will achieve Code level 4 and contribute to Camden's sustainability objectives.



- 6 The scheme will not result in any material impact in terms of daylight and sunlight or loss of privacy.

Overall, it is concluded that the proposed development embodies the principles of development promoted through the NPPF and complies with the objectives and requirements of Camden's development plan. It is therefore requested that planning permission be granted for the proposed development at the site of nos. 5 and 6 Cliff Villas.

We trust that the enclosed drawings and documents are sufficient for the application to be registered and determined but please do not hesitate to contact me should you require any further information.

Yours sincerely

A handwritten signature in blue ink that reads 'Frances Young'.

**Frances Young**  
Senior Planner