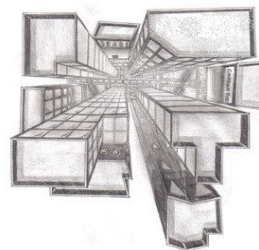


# KR PLANNING

## CHARTERED TOWN PLANNER

27 YORK PLACE, BOURNEMOUTH, DORSET, BH7 6JN  
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07545264252



Our Ref: L/HR/DS  
Planning Portal Ref: PP-02967803

25 October 2013

Planning Services  
London Borough of Camden.  
Camden Town Hall  
Argyll Street  
LONDON  
WC1H 8EQ

Dear Sir/Madam

### **TOWN & COUNTRY PLANNING ACT 1990**

**ERECTION OF A PART SEVEN, PART THREE STOREY BUILDING WITH TWO BASEMENT LEVELS TO PROVIDE STUDENT ACCOMMODATION COMPRISING 301 STUDENT ROOMS HOUSED WITHIN 273 UNITS WITH ANCILLARY FACILITIES (SUI GENERIS), STORAGE AND DISTRIBUTION USE (CLASS B8) AT LOWER BASEMENT AND GROUND FLOOR LEVEL AND COFFEE SHOP (CLASS A1) AT GROUND FLOOR LEVELS AT 65-67 HOLMES ROAD, KENTISH TOWN, LONDON, NW5 3AN**

Please find enclosed a duly completed full application for the above-mentioned proposed development, submitted on behalf of my Client, Hallmark Property Group, together with a fee cheque to the value of £44694.

The application is made via the planning portal, but as a courtesy a set of hard copy materials is submitted with the application fee. The application comprises the necessary forms and certificates and the following drawings:-

Drawing No	Drawing Title	Scale
131050-A(GA)080	Proposed Lower Basement	1:100@A0/NTS@A3
131050-A(GA)090	Proposed Upper Basement	1:100@A0/NTS@A3
131050-A(GA)100	Proposed Ground Floor	1:100@A0/NTS@A3
131050-A(GA)110	Proposed First Floor	1:100@A0/NTS@A3

131050-A(GA)120	Proposed Second Floor	1:100@A0/NTS@A3
131050-A(GA)130	Proposed Third Floor	1:100@A0/NTS@A3
131050-A(GA)140	Proposed Fourth Floor	1:100@A0/NTS@A3
131050-A(GA)150	Proposed Fifth Floor	1:100@A0/NTS@A3
131050-A(GA)160	Proposed Sixth Floor	1:100@A0/NTS@A3
131050-A(GA)170	Proposed Roof Plan	1:100@A0/NTS@A3
131050-A(GA)300	Proposed Section AA' & BB'	1:100@A0/NTS@A3
131050-A(GA)301	Proposed Section CC	1:100@A0/NTS@A3
131050-A(GA)302	Proposed Section DD'	1:100@A0/NTS@A3
131050-A(GA)400	Proposed Holmes Rd North Facing & Cathcart St Elevation	1:100@A0/NTS@A3
131050-A(GA)401	Proposed Holmes Rd East, South & Courtyard Elevation	1:100@A0/NTS@A3
131050-A(GA)402	Proposed Holmes Rd South Facing Courtyard Elevation	1:100@A0/NTS@A3
EX 00	Existing OS Plan	
EX 01	Existing Site Plan	
EX 02	Existing Elevations	
EX 03	Existing Section A_A	
EX 04	Existing Section B_B	

In support of the Planning Application, I enclose the following reports:

- A Design and Access Statement, which explains the design ethos behind the scheme, prepared by Contemporary Design Solutions.
- A Planning Statement, prepared by KR Planning
- A BRE Daylight/Sunlight Assessment, prepared by BMT Fluid Mechanics
- A Sustainability Report, prepared by Richard Hodgkinson Consultancy
- An Energy Report, prepared by Richard Hodgkinson Consultancy
- A Transport Assessment, prepared by URS
- A draft Travel Plan (Workplace and Student), prepared by URS
- A draft Construction Management Plan, prepared by URS

- Basement Impact Study prepared by Prinjeur James

#### The Amendments

This application is an amalgamation of the scheme allowed at appeal in November 2011 and the scheme dismissed earlier this month.

Further detail of the above is included within the application material.

#### S106 Agreement

The Appeal decision establishes which Heads of Terms were appropriate for the redevelopment, and the Applicant intends to follow the clear principles established by this decision letter.

#### Conclusion

It is hoped that the LPA will recognise the benefits of the revised proposal and recommend approval for the scheme.

Should you have any queries regarding the application, please do not hesitate to contact me on 07545 264 252 or at [Kieran@krplanning.com](mailto:Kieran@krplanning.com)

Yours Sincerely



Kieran Rafferty  
**BA(URP) CUKPL MPIA MRTPI**

CC: *Client*  
*Consultants*