

Our Ref: IM/JCC/CJ/5450/St Augustine's/Camden L 13092013

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Chief Planning Officer  
Camden Development Control Services  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

13 September 2013  
**By Hand**

Dear Sir/Madam

**4 ST. AUGUSTINE'S ROAD, CAMDEN, NW1 9RN**

On behalf of our client, Zen Developments Limited, I am pleased to enclose an application which seeks permission for the erection of a five storey building comprising 9 residential units (2 x 2-bedroom and 7 x 3-bedroom flats).

The application submission comprises four copies of the following documents:

- A completed and signed planning application from including Certificate B;
- Existing Site Plan, Drawing ref: 1913-00-SK-0101 Rev P01;
- Existing Context Elevations, Drawing Ref: 1913-00-SK-0101 Rev P01;
- Proposed Site Plan, Drawing Ref: 1913-00-DR-0100-P03;
- Proposed Lower Ground Floor Plan, Drawing Ref: 1913-00-DR-0101 Rev P03;
- Proposed Upper Ground Floor Plan, Drawing Ref: 1913-00-DR-0102 Rev P03;
- Proposed First Floor Plan, Drawing Ref: 1913-00-DR-0103 Rev P04;
- Proposed Second Floor Plan, Drawing Ref: 1913-00-DR-0104 Rev P04;
- Proposed Third Floor Plan, Drawing Ref: 1913-00-DR-0105 Rev P03;
- Proposed Roof Plan, Drawing Ref: 1913-00-DR-0106 Rev P03;
- Proposed Context Elevation, Drawing Ref: 1913-00-DR-0610 Rev P03;
- Proposed Elevation AA, Drawing Ref: 1913-00-DR-0601 Rev P03;
- Proposed Elevation BB, Drawing Ref: 1913-00-DR-0602 Rev P03;
- Proposed Elevation CC, Drawing Ref: 1913-00-DR-0603 Rev P03;
- Proposed Elevation DD, Drawing Ref: 1913-00-DR-0604 Rev P03;
- Proposed Section EE, Drawing Ref: 1913-00-DR-0401 Rev P03;
- Proposed Section FF, Drawing Ref: 1913-00-DR-0402 Rev P03;

*Cunnane Town Planning is the trading name of  
Cunnane Town Planning LLP  
Registered. no: OC318443.  
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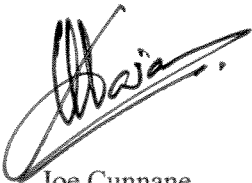
- Design and Access Statement;
- Daylight and Sunlight Report (February 2013);
- Code for Sustainable Homes Report (January 2013) and an accompanied letter dated 12<sup>th</sup> September 2013;
- Energy Statement (February 2013) and an accompanied letter dated 12<sup>th</sup> September 2013;
- Planning Statement (September 2013);
- Viability Assessment (June 2013) and an accompanied letter dated 12<sup>th</sup> September 2013;
- Affordable Housing Statement (June 2013) and an accompanied letter dated 12<sup>th</sup> September 2013;

The proposal follows from that refused permission by Notice dated 22<sup>nd</sup> August 2013 under your reference 2013/1210/P. Following the refusal, the overall height of the proposed scheme is now reduced by 1.2 metres to overcome the issues raised on the previous proposal. For more detail please refer to the attached Planning and Design and Access Statement.

Under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, we believe that no application fee is required in this instance because this is a submission within a year of the previous refusal, by the same applicant, and for development of a similar character and the same description and for which a full application fee was paid.

I trust the enclosed documents will be sufficient to enable the planning application to be registered and validated. If you have any queries or require any additional information, please do not hesitate to contact me. I propose to contact the Case Officer shortly to ascertain progress on the application and the likely timescale to a decision.

Yours faithfully



Joe Cunnane

**CUNNANE TOWN PLANNING LLP**

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cc Mr P Godfrey (Zen Developments Limited)

Encs