

Rob Tulloch  
London Borough of Camden  
Planning Department  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE



Date: 28 February 2013

My Ref: 12130

Dear Rob,

**APPLICATION FOR CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING DWELLING AND FOR PLANNING PERMISSION FOR ERECTION OF A REPLACEMENT DWELLING, 92 FITZJOHN'S AVENUE, HAMPSTEAD**

Further to our recent pre-application discussions regarding the above site, please find enclose an application for Conservation Area Consent for demolition of existing dwelling and Planning Permission for erection of a replacement dwelling at 92 Fitzjohn's Avenue.

The application comprises four copies of the information listed below. For ease of reference the reports (but not the forms or full scale plans) are bound together in one document as appendices to the Design and Access Statement.

- Application form and ownership certificates
- CIL liability Form
- Drawings (see drawing issue sheet for full list)
- Design and Access Statement by Make. Includes statement on Lifetime Homes
- Planning Statement and Conservation Area Assessment by ShrimplinBrown
- Sustainability Statement by XCO2
- Energy Statement by XCO2
- Sunlight/Daylight/Overshadowing Assessment by XCO2
- Arboricultural Assessment by Landmark Trees
- Construction Management Plan by Arup

We also enclose the appropriate application fee of £385.

Please note that we have served notice on St Anthony's Primary School because they jointly own the access to the property from Fitzjohn's Avenue. However, they have no interest in any of the land which is actually being developed.

The plans are at a scale of 1:100 as already agreed with you (although the Council's validation requirements indicate that for applications in conservation areas, as here, plans

should be at 1:50 this would mean having plans at double A0 and bigger, which would be unwieldy and make it difficult to understand the scheme).

The north eastern corner of the site (i.e. the northern section of the redundant car park) falls within an Archaeological Priority Area. We have liaised directly with English Heritage who have confirmed that, bearing in mind that the site and surrounding area already contains development, no archaeological assessment is needed for the application or required via condition, although a condition should be placed on the planning permission requiring monitoring during development.

You will see that the scheme has been amended since we last obtained formal pre-application advice from the Council. It now does not involve any excavation

The scheme will take advantage of level differences across the site to have a lower portion at the eastern end (which is currently the car park of the Royal School). The scheme will not, however, require any excavation. This is different from the proposals which have been discussed with officers. No Basement Impact Assessment is therefore provided with the application (Note that officers accepted that the previous proposals, which did involve levelling of the eastern portion of the site but not the creation of subterranean development, did not require a Basement Impact Assessment either).

We look forward to receiving confirmation that the application has been registered.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Shrimplin'.

**Robert Shrimplin**

**Director**

Robert.Shrimplin@shrimplinbrown.com

cc. Jason Chan, Make

encl.

- Listed in letter