

our ref: **RG/Q30150**
your ref:
email: rachel.godfrey@quod.com
date: 23rd November 2012



FAO: Jonathan Markwell
Senior Planning Officer
London Borough of Camden
Regeneration and Planning
Culture and Environment
6th Floor
Town Hall Extension (Development Management)
Argyle Street
London
WC1H 8ND

Dear Jonathan,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
BACTON LOW RISE ESTATE AND GOSPEL OAK DISTRICT HOUSING OFFICE SITE
FULL PLANNING APPLICATION SUBMITTED ON BEHALF OF THE LONDON BOROUGH OF CAMDEN

Please find enclosed an application for:

Full planning permission for demolition of existing buildings, site clearance and ground works and redevelopment to provide 290 residential units, employment floorspace (Use Class B1), the creation of new and altered open space and landscaping, the creation of new and altered vehicular and pedestrian links and accesses, drainage, bin stores, wheelchair accessible car parking, cycle parking and associated works.

For proposed development at:

Land bounded by Haverstock Road and Wellesley Road and at 115 Wellesley Road, 117 Wellesley Road and 2 – 16 Vicars Road including the Bacton Low Rise Estate housing estate, Bacton Low Rise TRA Hall and Wendling Estate Hall; Gospel Oak District Housing Office and Vicar's Road employment units.

The application is being submitted today at the London Borough of Camden's offices, and includes the following information in line with your validation requirements:

- Full Planning Application Form, relevant certificates, copy of notice served and schedule of persons upon which notice was served and copy of press notice from the Islington Gazette (published 22 November 2012);
- Council's own development application form;
- Planning Statement;
- Application Plans, as detailed in the Drawing Issue Sheets 1, 2 and 3;



- Design and Access Statement (which incorporates the requirements of the Lifetime Homes and Wheelchair Housing Statement, Crime Impact Assessment, Open Space Assessment, Waste Storage and Collection Strategy and Consultation Statement);
- Landscaping Strategy;
- Energy Strategy;
- Sustainability Statement;
- Construction Management Plan;
- Transport Assessment;
- Tree Report (including Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Arboricultural Method Statement);
- Phase 2 Geotechnical and Geo-environmental Report (which contains a summary of the Phase 1 Geotechnical Study);
- Ecological Extended Phase 1 Habitat Survey;
- Bat Survey Report;
- Flood Risk Assessment (incorporates the Drainage Strategy);
- Daylight and Sunlight Assessment;
- Air Quality Assessment;
- Noise and Vibration Assessment; and
- Basement Impact Assessment.

As agreed, a confidential Financial Viability Assessment will be submitted one week after the planning application, on 30 November 2012.

We have agreed a Planning Performance Agreement for the assessment of this application. This contains details of the timescale and procedure for the determination as agreed by Camden as Local Planning Authority and Camden as Developer. I look forward to receiving a signed copy of this Agreement.

I trust the enclosed is sufficient for you to register the planning application and we look forward to confirmation of this in due course. If, however, you require any additional information or seek clarification on a particular point please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads "Rachel Godfrey".

Rachel Godfrey
Associate

Enc.