

ST/P4475
05 November 2012

Regeneration and Planning
Culture and Environment
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

For the attention of Mr Gavin Sexton

Dear Sirs

65 Maygrove Road West Hampstead NW6 2EH
Planning Application on behalf of REP Maygrove Road LLP – Portal Ref: PP-02279270

Please find enclosed the one copy of the drawings and reports to accompany the planning application for the redevelopment of 65 Maygrove Road, NW6 which was submitted via the Planning Portal on Monday 5 November 2012.

The application seeks permission for the demolition of Nos. 65 and 67 Maygrove Road and the erection of a building comprising basement, ground and four upper storeys to provide 91 residential (Class C3) units, with the provision of 10 car spaces for disabled persons, 2 car club spaces, 120 cycle spaces and ancillary refuse storage at basement level and hard and soft landscaping to the rear.

Due to the size limit imposed by the Planning Portal on electronic documents, we were unable to submit all documents online. We therefore enclose as requested 1 hard copy of all drawings and reports and 3 CD's with the entire submission in a digital format. We trust that this will satisfy your requirement in terms of making the application available for public consultation on your website.

The proposal has been subject to four formal pre-application meetings with Gavin Sexton and has been developed as an iterative process in subsequent weeks, particularly through the Planning Performance Agreement agreed between the parties in early October 2012.

We consider the application to have addressed all of the issues raised during the course of these discussions. A full public consultation including a Development Forum held on 3rd October 2012 has and feedback from neighbouring residents and ward councillors has been incorporated into the proposals.

As agreed within the PPA, the target for determination of this application is a Planning Committee in January or February 2013 and we consider the submission made today will allow the Council to

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achieve this objective.

The submission contains the following documents, the scope of which was agreed in the pre-application correspondence:

Drawings:

As listed on the attached Drawing Schedule prepared by Hopkins Architects.

Supporting Documents:

- Schedule of Accommodation – prepared by Hopkins Architects
- Design & Access Statement – prepared by Hopkins Architects
- Energy Statement – prepared by Greengage
- Code for Sustainable Homes Pre-Assessment – prepared by Greengage
- Ecology Statement – prepared by Greengage
- Transport Statement and Travel Plan – prepared by Paul Mew Associates
- Sunlight & Daylight Report – prepared by Schroeder's Begg
- Affordable Housing Policy Statement – prepared by Affordable Housing Solutions
- Marketing Report and Addendum prepared by Dutch and Dutch
- Arboricultural Assessment – prepared by Wassells
- Basement Impact Assessment – prepared by Pringuer James

We trust that the package of documents is sufficient to validate the application and deal with the issues expediently. However, should you require any further clarification or require extra information during the course of the application, please contact Robert Winkley or Sean Tickle of Rolfe Judd Planning.

Yours faithfully



Sean Tickle
Rolfe Judd Planning Limited

cc	Paul Eden	-	REP Maygrove Road LLP
	Andrew Barnett	-	Hopkins