

RW/ST/P4475
15 December 2011

London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Dear Sir/Madam

65 Maygrove Road - Redevelopment

Please find enclosed the hard copies of the plans and reports to accompany the planning application for the redevelopment of 65 Maygrove Road, NW6 which was submitted via the Planning Portal on 16 December 2011.

The application seeks permission for the demolition of existing three storey building and erection of two buildings of six storeys and four storeys to provide 56 market residential units and 12 affordable housing units, with provision of 36 basement car parking spaces for the market units and two external parking spaces for the affordable units."

Due to the size limit imposed by the Planning Portal on electronic documents, we were unable to submit everything online. We therefore enclose 3 copies of a CD 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 two formal pre-application meetings with John Sheehy and has been developed as an iterative process in subsequent weeks. We consider the application to have addressed all of the issues raised during the course of these discussions. A full public consultation has also been carried out, with feedback from neighbouring residents and ward councillors being incorporated into the proposal.

The timing of this application is of critical importance, since the package of proposed s106 benefits includes a substantial payment towards the maintenance, and improvements to, Maygrove Peace Park. It is therefore imperative that this application is presented to the Planning Applications Committee on 15 March 2012. Any delay in determining the application will place the s106 contributions in serious jeopardy given the impending arrival of the Community Infrastructure Levy in April 2012.

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

Architecture Planning Interiors

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Drawings:

A000	Existing Site Plan
A010	Existing Ground Floor Plan
A011	Existing First Floor Plan
A012	Existing Second Floor Plan
A013	Existing Roof Plan
A020	Existing Elevations
A030	Existing Sections CC-DD
A031	Existing Sections AA-BB
D010	Demolition Ground Floor Plan
D011	Demolition First Floor Plan
D012	Demolition Second Floor Plan
D013	Demolition Roof Plan
D020	Demolition Elevations
D031	Demolition Section AA-BB
A101	Proposed Site Plan
A102	Proposed Basement Plan
A103	Proposed Ground Floor Plan
A104	Proposed First Floor Plan
A105	Proposed Second Floor Plan
A106	Proposed Third Floor Plan
A107	Proposed Fourth Floor Plan
A108	Proposed Roof Plan
A200	Proposed South and North Elevations
A201	Proposed East and West Affordable Housing Block Elevations
A300	Proposed Sections
A800	CGI Visual 1
A801	CGI Visual 2

Supporting Documents:

- Planning Statement by Rolfe Judd Planning
- Planning Report (including Design and Access Statement) by Smith Lam Architects
- Affordable Housing Policy Statement by Affordable Housing Solutions
- Air Quality Assessment by Entran
- Daylight and Sunlight Report by Schroeders Begg
- Energy Statement by Environmental Perspectives
- Sustainability Statement by Environmental Perspectives
- Code for Sustainable Homes Assessment by Environmental Perspectives
- Ecology Statement by Environmental Perspectives
- Marketing Report by Dutch & Dutch
- Transport Assessment by Paul Mew Associates
- Travel Plan by Paul Mew Associates
- Arboricultural Survey and Method Statement by Wassells Arboricultural Services
- Basement Impact Assessment by Pringuer-James Consulting Engineers

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In addition, we are also submitting an Affordable Housing Viability Report based on the GLA Development Control Toolkit. Due to the commercial sensitivity involved in the acquisition and development of this site, this is submitted to you as a confidential report which is exempt from disclosure under the Freedom of Information Act and which should not be made available for the purpose of public consultation. We anticipate that you will wish to have the report scrutinised independently and we undertake to cover all reasonable costs in relation to this.

I 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 using the details at the foot of this letter.

Yours faithfully

Robert Winkley
Rolfe Judd Planning Limited