

2009/5114/V

Ms. E. Heavey
Planning Department
Camden Council
Town Hall
Argyle Street
London
WC1H 8EQ

RECEIVED 30 OCT 2009

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Town Planning
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E-Mail: Helen.Milner@networkrail.co.uk

Our Ref: TP/LNE/2009/004

Date: 30 October 2009

Dear Ms. Heavey

Re: Replacement Station building, Iverson Road, West Hampstead

I am writing to notify you of Network Rail's intention to build a replacement station building off Iverson Road at West Hampstead Thameslink Station. The replacement station will provide improved facilities for passengers using the station, including a new ticket office, retail kiosk and travel information. The replacement building will also provide the entrance onto the recently approved footbridge, linking the ticket office to the platforms. The existing station building and ticket office on the north side of the station will close once the new building is opened.

From a town planning perspective the works are permitted development under Part 11 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

The authorising Act for the Railway Station is the Midland Railway Act 1863 (Extension to London) which incorporates the Railway Clauses Consolidation Act 1845, including the powers of alteration and substitution contained in Section 16 of the general act.

Section 16 of the RCC Act 1845 enlarges upon the works which may be carried out and this includes the power "from time to time alter, repair, or discontinue the before-mentioned works, or any of them, and substitute others in their Stead; and they may do all other Acts necessary for making, maintaining, altering, or repairing and using the Railway".

It is acknowledged however, that under condition A1 of Part 11, it is necessary for details to be submitted to your Council for prior approval to the design and siting of the proposed works. It should be noted however that under Condition A2, the prior approval cannot be refused unless you are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modification so as to avoid such injury. Accordingly I shall be obliged if you would kindly also accept this as a formal application for such a prior approval.

I have enclosed three sets (unless specified) of the following drawings and documentation in support of the Part 11 submission for your consideration;

- Location plan at 1:1250
- Planning Statement
- A plan showing the limits of deviation of the 1863 enabling act
- Design and Access Statement
- Phase 1 habitat survey
- Phase 2 Bat survey and emergence survey
- Envirocheck Report (1 copy)
- Historic site plans from 1871 - 1994 (1 copy)
- Tree survey
- CGIs – View 1
- CGIs – View 2
- CGIs – View 3
- CGIs – View 4 & 5

Following plans at A1 and A3

- Location Plan Existing
- Site Plan Existing
- Location Plan Proposed
- Site Plan Proposed
- Site Plan Existing
- Site Plan Project Scope
- Section AA and BB project scope
- General Arrangement Ground Floor
- General Arrangement Roof Plan
- Basement Plan
- Mezzanine Plan
- Section AA and BB
- South and East Elevations
- North and West Elevations
- Ground/Roof Plan Outline Specification
- Internal Elevations Outline Specification
- South and East Elevations Outline Specification
- North and West Elevations Outline Specification

As required under Part 11, I should be grateful to receive the Council's "prior approval" for the proposed works to the station. If you require any further information please do not hesitate to contact me. I look forward to hearing from you.

Yours Sincerely



Helen Milner
Town Planner