

758-310-090812SL

Attn Tania Skelli-Yaoz
Development Control
5th Floor
Camden Town Hall Extension
Argyle Street
London WC1H 8ND

12th August 2009

Dear Ms Skelli-Yaoz,

11 Netherhall Gardens NW3
Reapplication following withdrawal of App ref 2009/0953/P

Following our recently withdrawn application and further discussions I now enclose a re-application for planning and conservation area consents on this proposal.

I understand that no further fee is payable in these circumstances. The content of the set of documentation follows that previously validated with some further additions, so I would hope that this application could be validated without difficulty. A detailed PPG15 report is now included in the application.

The design broadly follows that submitted for pre-application comment in July. We have noted Mr Jarvis's comments on the roof line but we and our historic advisor Dr Mervyn Miller differ from his view on this and have explained our position in the accompanying reports. To follow Mr Jarvis's suggestions would cost around one-third of the floor space on the third level, which would seriously undermine the viability of the proposals. We therefore hope that on further review of the more detailed presentation enclosed, the benefits of the scheme to the conservation area will be considered on balance worthy of recommendation.

The amenity issues raised earlier are also addressed in the Design and Access statement; modifications to the southern elevation have been based on discussions with the neighbours at no 9. A more detailed daylight study is now enclosed covering both sides as requested.

The sustainability report has been developed further following consultation with LBC officers and four of the apartments are now covered by Ecohomes assessments to more accurately reflect the retained fabric.

In response to the flagging up of possible contaminated land issues, an Envirocheck report has been carried out; the summary report is attached and the full documentation is included in the accompanying CD (due to the very large file sizes involved).

I hope that all the points previously of concern have been covered to your satisfaction in this submission, but please advise as soon as possible should there be anything further we can assist with,

Yours sincerely

Selwyn Lowe
PKS ARCHITECTS LLP

Cc C Christo, Christo & Co
G Georgallis, Avonhead

Documents enclosed:

1. Sets of application plans at A1.
2. Design and Access Statement
3. Conservation Area Report & PPG 15 Analysis Dr Mervyn Miller
4. Technical reports
 - a. Arboricultural report Landmark Trees
 - b. Structural report Watts
 - c. Structural reports Andrew Firebrace
 - d. Letter Network Rail
 - e. Envirocheck Summary Price & Myers
 - f. Daylight Study Delva Patman
5. Sustainability Statement Eight Associates
 - Addenda: Code for Sustainable Homes/
 - Ecohomes preliminary assessments Hilsdon Homes
6. Transport Report WSP
7. Planning application form
8. CD including copies of all the above