

Paul Wood  
Development Control  
Planning Services  
London Borough of Camden  
London WC1H 8ND

9<sup>th</sup> April 2007

INV. 02/03/7  
**RECEIVED**  
17 APR 2007

Dear Sir,

**Application ref 2007/0939/invalid**  
**Land at rear of 34-44 Hillfield Road London NW6 1PZ**

I refer to your request for additional information and would reply as follows.

1. A Design and Access Statement has been prepared following the CAGE guidelines, and is enclosed.

2. A "Lifetime Homes" checklist of the 16 design consideration has been prepared and is enclosed. This defines the extent to which wheelchair accessibility has been achieved. Changes have been made to the application drawings to meet various other requirements.

3. Water-efficient appliances and fittings, low flow taps and dual flush toilets will be incorporated. Due to the space limitation of the site, we do not feel able to offer rain water harvesting and re-use systems.  
There is an intention to investigate bore-hole heat pumps for each dwelling unit.

4. The species, location and spread of major trees within the site are shown in table form on drawing HR4/01. Those trees which are to be removed are also identified. The root spread of trees is not recorded but the major trees (1, 2, and 3) are the subject of an earlier tree survey included in the Design and Access Statement.

The procedures of BS 5837 have been discussed on site in the past with a tree officer of the Council. The need for preservation of the root system was noted, which involves raising of the ground slab and the possible use of piled foundations locally.

5. Cycle storage is provided within the patio areas of each dwelling. A location is shown on the lower level plan of drawing HR4/03

6. A 1:100 roof plan has been provided.

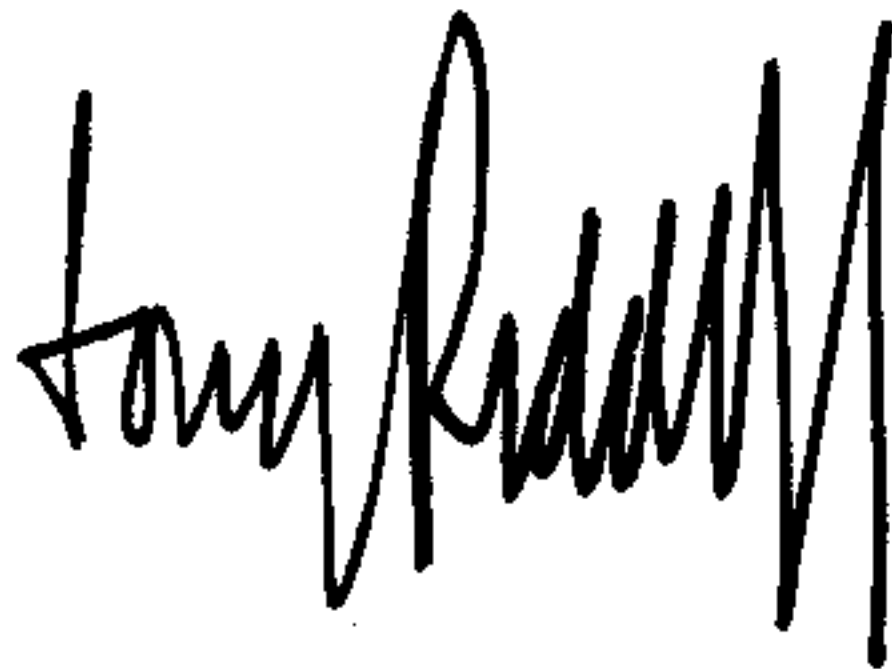
**7. Two cross sections have been provided through the rear patio garden areas to show the amount of excavation in relation to the existing ground line.**

**8. All rooms have been identified within the dwellings on drawing HR4/ 02. The 1:50 drawings on HR4/ 03 have been amended to show the situation at no 34 Hillfield Road.**

**In addition , the Council's Residential Development Standards have been studied. As a result, some amendments have been made to the application drawings to comply with minimum room sizes and window design.**

**The planning application drawings have been amended, and revised copies are enclosed**

**Yours faithfully**

A handwritten signature in black ink, appearing to read 'Tony Riddell', with a stylized, cursive script.

**Tony Riddell**

*Planning Application for land to the rear of 34-44 Hillfield Road London NW6 1PZ*

***INFORMATION IN SUPPORT OF THE APPLICATION***

*R A Riddell RIBA    23 Bourne Firs    Lower Bourne    Farnham    Surrey    GU10 3QD*

*Planning Application for land to the rear of 34-44 Hillfield Road London NW6 1PZ*

*Information in support of the Application*

**COVERING LETTER**

*R A Riddell RIBA    23 Bourne Firs    Lower Bourne    Farnham    Surrey    GU10 3QD*

*This is a fourth application for the site. The first application was refused on 2<sup>nd</sup> October 2001, and the second on 10<sup>th</sup> December 2002..*

*A third application was made on 8<sup>th</sup> January 2004 and a decision was made to withdraw this on 1<sup>st</sup> November 2004. All subsequent supporting information refers to this application.*

*An appeal was made to the Planning Inspectorate and this was finally heard on 19<sup>th</sup> July and 31<sup>st</sup> August 2006. The decision was circulated on 2<sup>nd</sup> October 2006 ( appeal ref no APP / X5210 / A / 05 / 1176826 ) and the appeal was dismissed.*

*For ease of reference the text of the Hearing Statement and the Inspector's appeal decision are included as part of this supporting information.*

*The Inspector's findings contained in the decision indicate that she found no problems in principle with development on the site in the manner proposed, but dismissed the appeal because of the impact on the existing parking situation.*

*With this in mind the applicants consider that they wish for the new dwellings which are the subject of this new application be covered by a car-capping agreement with the Council, and that this will be formalised by an agreement under section 106 of the Town & Country Planning Act 1990.*

*The existing dwellings in Hillfield Road currently benefit from garage accommodation accessed from Mill Lane. The intention would be to directly recreate this facility within the hardstanding area shown on the accompanying plans. Access would continue from Mill Lane.*

*Within the car-capping agreement the new dwellings would therefore create no change to the parking provision within the site.*

*We look forward to negotiating with the Council a successful development which will enhance the general context of Mill Lane.*

***Planning Application for land to the rear of 34-44 Hillfield Road London NW6 1PZ***

***Information in support of the Application***

**PLANNING APPEAL APPELLANTS HEARING STATEMENT PREPARED BY  
MALCOLM JUDD & PARTNERS May 2005**

***R A Riddell RIBA 23 Bourne Firs Lower Bourne Farnham Surrey GU10 3QD***