

Ms Paula Mc Clinton  
Mr Adam Sebba  
Sebba Investments & Developments  
65A Crewys Road  
London  
NW2 2AD

Application Ref: **2006/3566/INVALID**  
Associated Ref: **2006/3440/INVALID**  
Please ask for: **John Carter**  
Telephone: 020 7974 **5809**

14 August 2006

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**INCOMPLETE APPLICATION**

Address: **35 Upper Park Road**  
**London**  
**NW3 2UL**

Proposal Description: Demolition of existing building and construction of a new building containing 6 apartments (1 x 1-bed, 4 x 2-bed, 1 x 3-bed), underground parking and common areas including a gym and swimming pool.

Thank you for your application received on 04 August 2006.

Your application has been checked and found to be **incomplete** for the following reasons:

- The plans submitted with your application are not at a recognised scale. The Council requires that plans be submitted at a scale of 1:50 in conservation areas. The plans should be annotated to show materials.
- Please provide details of existing and proposed treatments and building heights on all boundaries at 1:50 scale.
- Details of the proposed planted roof are required, including species, planting density, substrate and a section at 1:20 showing that adequate depth is available in terms of construction and the long-term viability of the roof. An extract of manufacturers information may be acceptable.



- Apartment 4 appears to only be 1 bedroom not 2 bedrooms as shown on the plans and in the written statement. Apartment 3 is described as having two bedrooms on the plan and one bedroom in the written statement.
- Further information is required as to the operation of the proposed gym and spa. Please clarify if these facilities are going to be open to the public or they solely for the use of the residents of the building. Details are required of any plant and machinery including their location and an acoustic report detailing existing background noise levels, the noise output from the proposed plant and any attenuation measures required to comply with the Council's standards.
- Please provide an existing section running through the site. The section should be at a scale of 1:50.
- Due to the scale of the proposed development and in particular the large roofprint of the proposed building a daylight/sunlight report is required. This report should address any potential shadowing/shading effects and should be undertaken in line with the BRE Report 'Site Layout Design for Daylight and Sunlight: a guide to good practice.
- The levels shown on the plan 'Street Facades' do not appear to correspond with the photos. In particular the size of the existing dwelling appears to be larger than shown in the photos. Please confirm that this plan is correct.
- Please provide a tree report detailing the species, age, type and height of all trees that may be affected by the development. A site plan would also be required clearly showing the location of these trees.
- Additional information is required about the measures and methods undertaken to address the conservation of energy and resources. In particular your attention is drawn to Policy SD9 Resources and Energy of the Replacement Unitary Development Plan. Please provide a statement directly addressing this policy and the specific measures to be incorporated into the development. It is noted that recently the Council's Planning Committee has highlighted sustainability and climate change as a key issue in the planning process.

As you have submitted your application and associated documentation electronically, in order to validate your application, you need to incorporate the points raised above and resubmit the whole application again. Please ensure that you clearly identify that this relates to an invalid application and quote the application number I reference in the submission title.

Culture and Environment Directorate