



Our Ref: NDL/JD/272  
Your Ref:

20<sup>th</sup> December 2005

Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND

By hand

Dear Sir / Madam

**2 – 20 Winchester Road and 157A Fellows Road, London NW3  
Planning Application Submission**

We write on behalf of our client, London Merchant Securities plc, in order to submit a planning application for the redevelopment of this site.

The planning application proposes the following development:

Demolition of existing buildings and redevelopment of the site to provide new buildings containing 76 residential units and 416 square metres of commercial floorspace and 41 car parking spaces at basement level

Accordingly, we enclose the following documentation,

- Five copies of planning application forms;
- Five copies of Certificate B and requisite notice;
- Five copies of the application drawings;
- Five copies of the A3 brochure containing the planning, design, sustainability and access statements and application drawings;
- Five copies of the following statements from the other members of the application team,
  - Sunlight and daylight report - Watts and Partners
  - Tool Kit and supporting information - Chantrey
  - Arboricultural assessment - ACS Consulting
  - Ecohomes assessment - Hoare Lea
  - Energy Statement - Hoare Lea
  - Transport, parking, delivery and refuse strategy - Capita Symonds

The application has been thoroughly considered by a comprehensive consultant team on behalf of London Merchant Securities. The proposals have been formulated following a series of discussions with Council officers, the submission of an application in May 2005 and its subsequent withdrawal. This application therefore represents the culmination of two years of consultation with local parties and the Council.

The proposals are considered in detail in the documentation enclosed and are considered to accord with the aims and objectives of the Council's Unitary Development Plan, being a high quality residential redevelopment of a site which is in need of investment and regeneration.

Please contact Jon Dingle of this office in order to discuss these proposals further.

Yours faithfully

**The London Planning Practice LLP**

Encs.

**COPY**