



Our Ref: NDL/DW/
Your ref:

- 7 JUN 2005

Development Control
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NL

FOR THE ATTENTION OF GRANT LEGGETT

Dear Sirs

Tally Ho ! Public House, 9 Fortess Road, Kentish Town, London, NW5 1AA

On behalf of the applicant, we enclose an application for full planning permission for the following development at the above site;

Erection of a part 5 part 6 storey building comprising 33 residential flats (Class C3) including 13 affordable flats (Class C3) and retail floorspace (Class A1) at ground floor, following the demolition of the existing public house.

This submission follows an application for very similar development which was withdrawn by the applicant in December 2004.

***Erection of 6 storey building comprising 35 residential flats (class C3) including 14 affordable flats (class C3) and retail floorspace at ground floor, following demolition of existing public house.
(LPA ref: 2004/5076/P)***

Following the withdrawal of this application, detailed discussions have taken place with Mr G Leggett and Ms J Eccelstone. These discussions have resulted in an amended form and design for the site, resulting in a scheme which is of a reduced form and massing, in line with the earlier comments of officers.

We are confident that the earlier concerns of officers have now been addressed by this new, revised application.

Accordingly we enclose the following;

1. *Site plan at 1:1250 scale with site edged in red and other land owned by applicant edged in blue*
2. *A3 Planning Statement (including reduced A3 drawings and images)*
3. *Supporting Reports;*

*Retail Statement
Daylight and Sunlight report
Plant Specification
Acoustic Survey*

*prepared by
prepared by
prepared by
prepared by*

*Drivers Jonas
ISG Occupancy Ltd
Gifford and Partners
Hann Tucker
Associates*

4. *CGI Images of the proposed development prepared by H4.*
5. *Drawings (all at 1:200)*

Title	Drawing No.
Site location plan and existing ground plan	001
Demolition Plan	002
Existing Elevations	003
Existing Elevation & Section A-A	004
Site plan and ground floor retail plan option A- 3 units	PL500
Ground floor retail plans Option B 2 Units and C1 unit	PL510
First and second floor plans	PL520
Third and fourth floor plans	PL530
Upper fourth floor and roof plans	PL540
Side (Fortess Road) Elevation	PL550
Side (Highgate Road) Elevation	PL560
Fortess Walk Elevation	PL570
Rear Elevation – Section E-E	PL580
Section A-A	PL590
Section B-B	PL600
Section C-C	PL610
Section D-D	PI620

**Also at
1:100**

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- 7) *No fee is payable for this revised application given that is submitted at the same site, by the same applicant, for substantially similar development as that proposed by a previously withdrawn application, and within 12 months of the date of withdrawal.*

We trust that all is in order to enable the registration and validation of this application.

Please do not hesitate to contact David Whittington of this office further.

Yours faithfully

The London Planning Practice

THE LONDON PLANNING PRACTICE

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