

**By Portal**

Ms Jenna Litherland  
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8<sup>th</sup> May 2014

Dear Ms Litherland,

**254 Kilburn High Road, Kilburn NW6 2BS - Planning Submission**

Further to our various discussions and meetings and on behalf of our client, 254 Kilburn High Road LLP, we hereby enclose a planning application for the above site. The detailed application proposes the following,

*“Demolition of existing buildings and redevelopment of the site to provide a mixed use development, comprising the erection of six storey building (with set back top floor) to provide 989 sqm of commercial space (use classes B1 and B8) and 62 dwellings plus cycle parking, refuse/recycling facilities and access together with landscaping including communal and private amenity space.”*

The site at present is derelict and vacant and represents an inefficient use of land that is indefensible in light of current planning guidance. The site makes a negative contribution to the character and appearance of the area. As such, it represents a good redevelopment opportunity. This proposed development offers the opportunity for new high-quality modern housing to be provided in a sustainable manner.

The proposals have been designed by Claridge Architects, an award winning, local firm. Their proposals for the site represent an appropriate form of development that would result in the creation of high-quality new buildings, which would enhance the character and appearance of the local area.

This overall scheme would deliver a number of planning benefits to both the site and the surroundings. This proposal would provide residential accommodation, including affordable homes, which would be of a high standard, with all units meeting the latest LBC / GLA minimum space standards and having their own amenity spaces. It would also provide a significant volume of new commercial space, which would result in a significant increase in the numbers of people employed at the site.

We consider that this application represents an exciting opportunity to deliver a sustainable mixed use scheme within a high-quality development which would provide a significant benefit to the local area. For this reason, we consider the scheme is acceptable in planning terms and should be supported by the London Borough of Islington.

### Application Documents

The following documents are submitted in support of this application:

- Planning application forms, parts 1 and 2, ownership and agricultural holdings certificates;
- CIL Additional Information Requirement Form;
- Design and Access Statement with townscape assessment of key views, photographs and photomontages, Lifetimes Homes and Wheelchair Accessibility details, and Site Waste Management Strategy by Claridge Architects;
- Application drawings including plan showing the site outlined in red and Schedule of Accommodation by Claridge Architects;
- Planning Statement by CMA Planning;
- Transport Assessment/Statement by Price & Myers;
- Flood Risk Assessment by Price & Myers;
- Construction Logistics Plan by Price & Myers;
- Energy Strategy Report by Price & Myers;
- Code for Sustainable Homes Pre-assessment by Price & Myers;
- BREEAM pre-assessment by Price & Myers;
- Daylight/Sunlight and Overshadowing Assessment, including Internal Daylight/Sunlight Assessment by GIA;
- Noise Assessment by Entran;
- Air Quality Assessment by Entran;
- Ecological Assessment by PJC Ecology;
- Arboriculture Assessment by PJC;
- Land Contamination Assessment (desk top) by Jomas;
- Cheque for £25,819 (see attached calculation note) made out to the London Borough of Camden to cover the planning application fee (to follow in the post); and
- Two copies of a CD containing an electronic copy of these plans and documents (to also follow in the post).

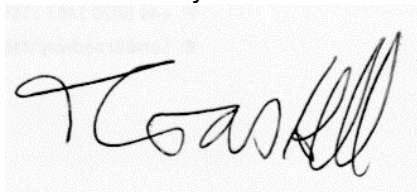
An Affordable Housing Toolkit (Viability Assessment) by Savills will be submitted under separate cover. As such, we would emphasise that the affordable housing offer as set out in the application forms is just an initial proposal and subject to further review, pending the completion and agreement of the viability assessment. It is envisaged that the exact level will be agreed during the course of the application.

We understand the applications would be subject to a Section 106 Obligation. Our solicitor is Howard Parkinson, Foskett Marr Gadsby & Head LLP, 181 High Street, Epping, Essex CM16 4BQ (Telephone: 01992 563 662). We can confirm that we are willing to meet the Council's reasonable costs in drafting the s106 agreement as well as costs of the Council's viability consultant (although we do wish to agree final figures for these).

We trust that the enclosed is in order and look forward to receiving acknowledgment that the application has been formally registered shortly. In the meantime should you

require clarification on any issue or wish to discuss any matter further then please do not hesitate to call my colleague, Charles Moran, or myself.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T Gaskell', written in a cursive style.

**Tim Gaskell**  
CMA Planning

enc. as above

**Application fee for: StandaloneFeeCalc (000000)**

**Application type: Full**

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**Exemptions**

No exemptions have been applied

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**Fee Calculation**

Fee for new dwellings: 19049 GBP for first 50 dwellings + 12 dwellings x 115 GBP	20429.00
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Fee for not dwellings, agricultural or glasshouses: 14 x 385 GBP per 75 square metres	5390.00
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**Reductions**

No reductions have been applied

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**Payment**

Payment method:

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**Total**

Amount due	25819.00
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