

Development Management
Camden Council
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

ELECTRONIC SUBMISSION VIA PLANNING PORTAL

Date 13 April 2014
Our ref 0473/AG-J
Your ref 2013/7487/P

Dear Sir / Madam

248 Kilburn High Road, London, NW6 2BS

Please find attached a revised planning application for a 'Erection of 2 buildings providing 14 self-contained flats, building A: fronting 248 Kilburn High Road and building B: rear of 250-252 Kilburn High Road including 1x disabled parking space, 18 bicycle spaces and integrated refuse storage. Building A: Erection of a part 4, part 5 storey building to provide 4 flats (Class C3) (4x2 bed) including roof terrace fronting Kilburn High Road elevation and landscaping. Building B: Erection of a part 2, part 3, part 5 storey building to provide 10 flats (Class C3) (4x1 bed, 3x2 bed and 3x3 bed) (access via undercroft within building A) including roof terraces and landscaping (the 'proposed development') at 248 Kilburn High Road, London, NW6 2BS (the 'application site'). The application is presented on behalf of Studio 246 Media Ltd (the 'Applicant') and follows a pre-application consultation undertaken in May 2012 under reference CA/2012/ENQ/0135 and the submission of a previous planning application 2013/7487/P dated the 20 November 2013 and which was withdrawn on the 12 March 2014.

The application comprises:

1. This covering letter
2. Application form
3. Planning Statement prepared by PDA
4. Design & Access Statement prepared by Inside Out Architecture
5. Energy Efficiency Statement prepared by Brooks Devlin
6. Code for Sustainable Homes Pre-Assessment prepared by Brooks Devlin

7. Affordable Housing Statement prepared by Framberg (submitted under separate cover)
8. Report on Desk Study & Contamination Assessment prepared by K F Geotechnical
9. Skylight & Sunlight Impact Assessment prepared by Brooks Devlin
10. Construction Management Plan
11. Supplementary Transport Statement
12. Drawings prepared by Inside Out Architecture as follows. All drawings carry the prefix P1112_P_
 - a. 100: Site location plan
 - b. 101 REV A : Site plan
 - c. 102 REV A: Existing plan
 - d. 110: Existing street elevation
 - e. 111: Existing No.250 gable elevation
 - f. 112: Existing street block rear elevation
 - g. 113: Existing SE elevation
 - h. 114: No. 246-244 gable elevation
 - i. 115: Existing SW elevation
 - j. 116: Existing NE (Park) elevation
 - k. 200 REV A: Proposed ground floor plan
 - l. 201 REV A: Proposed first floor plan
 - m. 202 REV A: Proposed second floor plan
 - n. 203 REV A: Proposed third floor plan
 - o. 204 REV A: Proposed fourth floor plan
 - p. 205 REV A: Proposed roof plan
 - q. 207 REV A: Lifetime Homes demonstration plan
 - r. 210 REV A: Proposed landscaping plan
 - s. 300 REV A: Courtyard block – North West elevation
 - t. 301 REV A: Courtyard block – South West elevation 01
 - u. 302 REV A: Courtyard block – South East elevation
 - v. 303 REV A: Street block – South West elevation
 - w. 304 REV A: Street block – North East elevation
 - x. 305 REV A: Courtyard block – North East elevation
 - y. 306 REV A: Courtyard block – South West elevation 02
 - z. 307: Courtyard Green Wall – North West elevation

- aa.310: Existing site elevation
- bb. 311 REV A: Proposed site elevation
- cc. 320 REV A: Courtyard block – detailed elevation
- dd. 321 REV A: Front block – detailed elevation
- ee.500 REV A: Sketch planter / green roof details.

13. No Planning application fee is due because this application comprises a re-submission for the same site for the same development and by the same applicant which is submitted within 12 months following the withdrawal of an earlier application.

There are supporting assessments and evidence to support the Affordable Housing Statement and copies of these have been submitted directly to your Office. There are also supporting reports to support the Desk Study & Contamination Report and copies of these can be provided directly to your Office if required. The Affordable Housing Statement confirms the assumptions that have been made in respect of s106 planning contributions.

In addition, the previous application generated some design comments and these have been reviewed by the Architect and comments provided in an Addendum Report to the DAS. This will also be submitted directly to your Office.

We trust that you have all that is required to proceed to validate and register the application. If there are any queries or you consider that further information is required please contact me.

Yours faithfully



Alan Gunne-Jones MRTPI

Principal

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