

our ref: **Q40227**  
your ref:  
email: [poppy.carmody-morgan@quod.com](mailto:poppy.carmody-morgan@quod.com)  
date: 21 August 2014



FAO: Eimear Heavey  
**London Borough of Camden**  
Regeneration and Planning  
Culture and Environment  
6<sup>th</sup> Floor  
Town Hall Extension (Development Management)  
Argyle Street  
London  
WC1H 8ND

Dear Eimear ,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**MAITLAND PARK ESTATE**  
**FULL PLANNING APPLICATION SUBMITTED ON BEHALF OF THE LONDON BOROUGH OF CAMDEN**

Please find enclosed an application for:

**“The demolition of Aspen House, gymnasium and garages at Maitland Park Villas and the demolition of the TRA Hall and garages at Grafton Terrace; redevelopment to provide 112 residential units (comprising 62 market and 50 social rented units), replacement TRA Hall, a Multi-Use Games Area to replace existing games area; and associated landscape improvements and other associated works.”**

For proposed development at:

**Land bounded by Grafton terrace, Maitland Park Villas and Maitland park, containing existing TRA hall and garages; and land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages.**

The application is being submitted today at the London Borough of Camden’s offices, and includes the following information in line with your validation requirements:

- Full planning application form, relevant certificates, copy of notice served and schedule of persons upon which notice was served;
- Council’s own development application form;
- Planning Statement;
- Application Plans, as detailed in the appended schedule;

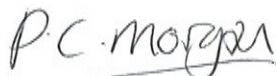
- Design and Access Statement (including Lifetime Homes and Wheelchair Housing Statement, Crime Impact Assessment and Statement of Community Involvement, Waste Storage and Collection Strategy), prepared by Cullinan Studio;
- Open Space Assessment, prepared by Turkington Martin (Part of the DAS);
- Landscaping Strategy, prepared by Turkington Martin (Part of the DAS);
- Energy Strategy and Code for Sustainable Homes Report, prepared by Ramboll;
- Construction Management Plan, prepared by Ramboll/EC Harris;
- Transport Assessment (including Travel Plan, the Delivery and Servicing Plan and Construction Logistics Plan), prepared by Ramboll;
- Tree Report (including Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Arboricultural Method Statement) and Supplementary Tree Report, prepared by Crown Consultants;
- Phase 1 Geotechnical Study, prepared by Ramboll;
- Extended Ecological Phase 1 Habitat Survey, prepared by Ramboll;
- Drainage Strategy, prepared by Ramboll;
- Daylight and Sunlight Assessment, prepared by GVA; and
- Noise and Vibration Assessment, prepared by Ramboll

The planning application fee, £28, 104, has been transferred to the Council. Payment Reference is: 'Ref No. Maitland Pk TRA Hall Plng App Payment. Request Payment Date: 11 June 2014.'

A confidential Financial Viability Assessment will be submitted two weeks after the submission of this planning application.

I trust the enclosed is sufficient for you to register the planning application and we look forward to confirmation of this in due course. If, however, you require any additional information or seek clarification on a particular point, please do not hesitate to contact me.

Yours sincerely,



Poppy Carmody-Morgan  
Planner

## SCHEDULE OF APPLICATION PLANS FOR APPROVAL

Drawing Title	Drawing Number
Existing Site Location Plan	MPI_P01_PL02
Existing Site Ground Floor Block Plan	MPI_P02_PL02
Proposed Site Ground Floor Block Plan	MPI_P03_PL02
Proposed Site Ground Floor Key Plan Sections & Elevations	MPI_P06_PL02
Aspen General Arrangement Ground Floor Plan	MPI_P10_PL02
Aspen General Arrangement Upper Floor Plan, Floors 1&3	MPI_P11_PL02
Aspen General Arrangement Upper Floor Plan, Floor 2	MPI_P12_PL02
Aspen General Arrangement Upper Floor Plan, Floor 4	MPI_P13_PL02
Aspen General Arrangement Upper Floor Plan, Floor 5	MPI_P14_PL02
Aspen General Arrangement Roof Plan	MPI_P15_PL02
Aspen General Arrangement Elevations Sheet 1: Existing	MPI_P20_PL02
Aspen General Arrangement Elevations Sheet 2: Proposed	MPI_P21_PL02
Aspen General Arrangement Elevations Sheet 3: Proposed	MPI_P22_PL02
Aspen General Arrangement Sections Sheet 1: Existing	MPI_P25_PL02
Aspen General Arrangement Sections Sheet 2: Proposed	MPI_P26_PL02
Grafton General Arrangement Ground Floor Plan	MPI_P30_PL02
Grafton General Arrangement First Floor Plan	MPI_P31_PL02
Grafton General Arrangement Second Floor Plan	MPI_P32_PL02
Grafton General Arrangement Third Floor Plan	MPI_P33_PL02
Grafton General Arrangement Fourth Floor Plan	MPI_P34_PL02
Grafton General Arrangement Roof Plan	MPI_P35_PL02
Grafton General Arrangement Elevations Sheet 1: Existing	MPI_P40_PL02
Grafton General Arrangement Elevations Sheet 3: Proposed	MPI_P42_PL02
Grafton General Arrangement Sections Sheet 1 Existing	MPI_P45_PL02
Grafton General Arrangement Sections Sheet 1 Proposed	MPI_P46_PL02