



GERALDEVE

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10 July 2014

Our ref: GAO/GBR/J7292

Your ref: PP-03515426

Dear Sirs

Town and Country Planning Act 1990 (as amended)
Application for Planning Permission
11 Primrose Hill Road, London NW3 3DG

We enclose for officers attention and consideration a planning application at 11 Primrose Hill Road on behalf of our client, Mr Osoba.

Planning permission is sought for: -

“Erection of an end of terrace dwelling house comprising basement, ground and two upper storeys (Class C3) and associated works”.

No. 11 Primrose Hill Road is an end of terrace property at the southeast corner of the Chalcots Estate. It is owned by the applicant. This proposal seeks to provide a new self-contained dwelling house immediately adjacent to No. 11, on an area which is currently hardstanding. The new house has been designed so that it would match the 1960s terrace in terms of height, width, materials, detailing, roof form, colour and fenestration.

Application documents

As required, the following documents, along with this cover letter, have been uploaded to the planning portal to accompany this full planning application: -

- Completed full planning application form and certificate;
- Completed CIL form;
- Red Line Site Location Plan;
- Planning Statement;
- Design and Access Statement prepared by Undercover Architecture Ltd,
- Existing and proposed drawings prepared by Undercover Architecture Ltd;
- Heritage Assessment prepared by Donald Insall Associates;
- Daylight and Shadow Neighbouring prepared by Behan Partnership;
- Basement Impact Assessment prepared by ESI;

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- Land Stability Report prepared by Soil Consultants;
- Sustainability/Energy Statement and BREEAM Assessment prepared by Metropolis Green;
- Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy;
- Lifetime homes and wheelchair housing statement.

At this stage the applicant has not appointed a building contractor to carry out the proposed works and would not be in a position to do so until planning permission is in place. Accordingly, a Construction Management Plan (CMP) has not been provided as part of this submission. However, if this application is approved, the applicant would be willing to accept a condition requiring a CMP to be submitted to and approved by the London Borough of Camden before any works on site commence.

This planning application follows an earlier submission (LPA ref. 2013/7112/P) which also sought permission to provide a family sized dwelling at this site. This application was withdrawn by the previous agent in March 2014. As the same applicant is submitting a further application, made within a 12 month period, for the same character of development, on the same site, it is considered that an application fee is not required.

We trust that the information submitted is sufficient to validate this application and we look forward to confirmation of this shortly. If you have any queries please contact Graham Oliver (020 7333 6315) or Gary Brook (020 7333 6311) of this office.

Yours faithfully



Gerald Eve LLP

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Encs. As above

cc. Luke Chandresinghe - Undercover Architecture Ltd