

19 December 2014

Mr Alex McDougall  
Senior Planning Officer  
Regeneration and Planning  
Culture and Environment  
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Dear Alex,

**Arthur West House, 79 Fitzjohn's Avenue, London, NW3 6PA**

**Application for planning permission (Town and Country Planning Act 1990)**

On behalf of the applicant, PegasusLife, please find enclosed an application for planning permission for:

*'Demolition of an existing hostel building (Class: Sui Generis) and replacement with a six storey building to provide 7,257 sqm (GIA) of self-contained accommodation for older people (Class: Sui Generis) comprising a mix of two bedroom apartments and associated communal facilities, including a restaurant, a health and well being facility, a gym, treatment rooms, communal lounges, guest suite and associated staff facilities. Basement level car storage, cycle and mobility scooter parking for occupants, visitors and staff and a communal garden.'*

This planning application has been subject to pre-application discussions starting in August 2014 as part of a Planning Performance Agreement.

The proposals are in support of the comprehensive redevelopment of the vacant building and land that comprise Arthur West House. Arthur West House is the second building the Applicant's have acquired in Hampstead. The first is Bartram's Convent, which sits adjacent to the Royal Free Hospital on Rowland Hill Street.

A detailed planning application in respect of the Bartram's Convent development was submitted in October 2014 (Camden Ref: 2014/6845/P).

PegasusLife's vision for both sites is to deliver self-contained specialist accommodation for older people. Both developments will contain supported living accommodation; communal health and well being and fitness facilities; shared communal facilities, including restaurants,

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libraries/ communal lounges, activity rooms, visitor accommodation and staff and concierge facilities.

In support of the application please find enclosed the following:

- Signed and completed application form for planning permission with signed Certificate A and Agricultural Holdings Certificate, dated 17 December 2014;
- Completed Community Infrastructure Levy Additional Information Requirement Form, dated 17 December 2014;
- Site location plan prepared by Sergison Bates Architects;
- Existing and proposed plans, sections and elevations prepared by Sergison Bates Architects;
- Planning, Design and Access Statement prepared by Sergison Bates Architects and Tibbalds Planning & Urban Design (incorporating the landscape strategy prepared by Camlins and Townscape and Heritage Visual Impact Assessment prepared by Barton Willmore and Tibbalds Planning & Urban Design);
- Statement of Community Involvement prepared by Keeble Brown;
- Construction Management Plan prepared by Gleeds;
- Sustainability and Energy Statement prepared by Max Fordham LLP;
- Basement Impact Assessment prepared by Symmetrys Limited;
- Transport Assessment, including Delivery and Servicing Plan and Travel Plan, prepared by TTP Consulting;
- Arboricultural Impact Assessment prepared by Tree Maintenance Limited;
- Noise and Vibration Assessment prepared by Max Fordham LLP;
- Phase 2 Ground Investigation prepared by Ian Farmer Associates Limited;
- Ecological Appraisal prepared by Camlins;
- Daylight, Sunlight and Overshadowing Report prepared by EB7;
- Letter from English Heritage recommending no archaeological requirement; and
- The requisite planning application fee of £25,834.00 made payable to London Borough Camden which will be paid by cheque.

In addition a viability assessment will be submitted on a without prejudice and confidential basis.

We trust the enclosed information is sufficient to assess the proposals and look forward to receiving confirmation that the planning application is valid. Should you have any questions please do not hesitate to contact either Jennifer Ross or Angela Parikh at this office.

Yours sincerely  
For Tibbalds Planning and Urban Design



Jennifer Ross  
Director

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Enc

Cc

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