

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
N1C 4AG

Attention: Kathryn Moran

Our ref: 14-038

27th January 2014

Dear Kathryn

**Re: Marine Ices, 4-8 Haverstock Hill and 45-47 Crogsland Road
Application for Full Planning Permission**

I am writing on behalf of the applicant SRE Haverstock Hill Ltd. to submit a full planning application to the London Borough of Camden for the following:

“Demolition of existing buildings, with retention of the façade at 45-47 Crogsland Road, and construction of a part 4 / part 5 storey building plus basement, comprising a flexible use of cinema (Class D2) at basement and ground floor level with ancillary restaurant, bar and kiosk (Class A3/A4) at ground floor level, or retail use (Class A1) at basement and ground floor level, and 19 residential dwellings (8 x 1-bed, 9 x 2-bed, 2 x 3-bed) on upper floors with associated cycle parking, amenity space, and refuse and recycling storage.”

The following documents form part of this application and have been submitted either with this cover letter or online via the planning portal:

- Full Planning Application Form with Ownership Certificates;
- CIL Form;
- Planning Statement produced by bptw planning;
- Site Location Plan;
- Design and Access Statement produced by 21st Architecture;
- Statement of Community Involvement produced by Quatro;
- Air Quality Assessment produced by WYG Planning and Environment;
- Noise and Vibration Assessment produced by WYG Planning and Environment;
- Basement Impact Assessment produced by LBH Wembley;

- Daylight and Sunlight Assessment produced by Brooke Vincent;
- Energy Assessment for the cinema option produced by AJEnergy;
- Energy Assessment for the retail option produced by AJEnergy;
- Sustainability Assessment produced by AJEnergy;
- Heritage and Townscape Assessment produced by Montagu Evans;
- Transport Assessment including Travel Plan and Delivery and Servicing Plan produced by Royal HaskoningDHV;
- Flood Risk Assessment produced by LBH Wembley;
- Land Contamination Assessment produced by LBH Wembley;
- Draft Construction Management Plan produced by Coll Associates;
- Geotechnical and Ground Movement Assessment produced by LBH Wembley;
- Basement Structural Assessment produced by Heyne Tillett Steel;
- Plan no. 177 EE 00 Existing South West Elevation;
- Plan no. 177 EE 01 Existing South East Elevation;
- Plan no. 177 EE 02 Existing North East Elevation;
- Plan no. 177 EE 03 Existing North West Elevation;
- Plan no. 177 ES 00 Existing Section;
- Plan no. 177 ES 01 Existing Section;
- Plan no. 177 EX 00 Existing Ground Floor;
- Plan no. 177 EX 01 Existing First Floor;
- Plan no. 177 EX 02 Existing Second Floor;
- Plan no. 177 EE 03 Existing Third Floor;
- Plan no.177 BS 00 Bay Studies;
- Plan no.177 BS 01 Bay Studies;
- Plan no.177 BS 02 Bay Studies;
- Plan no. 177 GA 00 Proposed Ground Floor;
- Plan no. 177 GA -01 Proposed Basement Floor;
- Plan no. 177 GA 01 Proposed First Floor
- Plan no. 177 GA 02 Proposed Second Floor;
- Plan no. 177 GA 03 Proposed Third Floor;
- Plan no. 177 GA 04 Proposed Fourth Floor;
- Plan no. 177 GA 05 Proposed Roof Plan;
- Plan no. 177 GE 00 Proposed North East Elevation;
- Plan no. 177 GE 01 Proposed South East Elevation;
- Plan no. 177 GE 02 Proposed South West Elevation;
- Plan no. 177 GE 03 Proposed North West Elevation;
- Plan no. 177 GS 00 Proposed Section;
- Plan no. 177 GS 01 Proposed Section;
- Plan no. 177 GS 02 Proposed Section;
- Plan no. 177 LFT 00 Lifetime Homes;
- Plan no. 177 LFT 01 Lifetime Homes;
- Plan no. 177 WCH 00 Wheelchair Homes.

Please note that the Design and Access Statement, Transport Assessment and supporting document to the Flood Risk Assessment have been sent via email due to file size.

A CD containing all of the above information has also been included for reference.

A cheque for £13,090 made payable to the London Borough of Camden is also provided to cover the cost of the planning application. This will be forwarded in the post.

A confidential Economic Viability Assessment will also be submitted in support of this application, under separate cover.

I trust the above, and the enclosed documents are sufficient to allow the application to be validated and I would be grateful if you could contact me at your earliest convenience should you require any further information or clarification on any matters.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Richardson', with a stylized flourish at the end.

Jane Richardson

Senior Planner
On behalf of bptw partnership

020 8312 8803
jrichardson@bptw.co.uk