

CM/DT/PD9801

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Executive Director
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

**SUBMITTED VIA THE PLANNING PORTAL
REF: PP-PP-04096283**

Dear Sir or Madam,

**4 GREENAWAY GARDENS, LONDON, NW3 7DJ
TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION AND FOR RELEVANT DEMOLITION OF AN UNLISTED
BUILDING IN A CONSERVATION AREA**

On behalf of our Client, Hillmark Limited, please find enclosed an application for planning permission and for relevant demolition of an unlisted building in a conservation area at the above address.

The development description is as follows:

Conversion of one existing dwelling (use class C3) plus garage to form two self-contained dwellings (use class C3), to include refurbishment, erection of rear and side extensions, excavation of basement, modifications to fenestration and dormer windows, alterations to boundary treatment and erection of front gates

Further details of the scheme are included within the Planning and Heritage Statement by Montagu Evans and the Design and Access Statement by KSR Architecture.

The application builds on pre-application advice provided by Zenab Haji-Ismael under planning reference 2015/0030/PRE.

Administrative Matters

The information submitted with this application comprises:

1. Application Covering Letter (i.e. this letter)
2. 'Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area' Application Form and a signed and completed Ownership Certificate A and Article 12 Certificate (Agricultural Holdings)
3. Planning and Heritage Statement prepared by Montagu Evans
4. Drawings prepared by KSR
5. Drawing Schedule prepared by KSR

6. Design and Access Statement prepared by KSR Architects
7. Acoustic Assessment prepared by ACA Acoustics
8. BREEAM EcoHomes Pre-Assessment prepared by Integration
9. Daylight, Sunlight and Overshadowing Assessment prepared by XCO2
10. Basement Impact Assessment prepared by GEA
11. Flood Risk Assessment prepared by Evans River and Coastal Ltd (see BIA appendix)
12. Structural Method Statement / Sequence Drawings / Preliminary Structural Calculations prepared by Richard Tant Associates
13. Arboricultural Report prepared by Landmark Trees
14. Historic Environment Assessment (archaeology) prepared by MOLA
15. Landscape Plan prepared by One Abode, including:
 - a. Garden Design Masterplan
 - b. Front Garden Planting Plan
 - c. Rear Garden Planting Plan
 - d. Front Garden Boundary Elevation
 - e. Plant and Attenuation Enclosures
 - f. Rain Water Harvesting
16. Construction Management Plan prepared by Quantem; and
17. CIL Information Form.

M&E building services design guidance has been provided by Integration and incorporated within other documents.

An application fee of £385 is submitted with the covering letter and CD copy of the submission (all documents have also been uploaded via the Planning Portal) in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

We trust that the information provided is sufficient for you to deal with the application for application for planning permission and for relevant demolition of an unlisted building in a conservation area but should you require any further information or have any queries, please do not hesitate to contact David Taylor (david.taylor@montagu-evans.co.uk) at this office.

Yours Faithfully



MONTAGU EVANS LLP