

26 May 2015



Ms J. Litherland
Planning Department
Camden Council
Camden Town Hall Extension
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London
WC1H 8ND

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Dear Ms Litherland

Town and Country Planning Act 1990 (as amended)

Application for Full Planning Permission at Centre Heights, 137 Finchley Road, London, NW3 6JG

On behalf of Anaspel Ltd, please find enclosed an application for full planning permission at Centre Heights, Finchley Road. Centre Heights is a mixed-use building providing residential and retail accommodation. The building is in need of refurbishment and the proposals take this opportunity to carefully extend and upgrade Centre Heights to make the most efficient and sustainable use of this highly accessible, brownfield site. This application seeks full planning permission for:

“Demolition of multi-storey car park and erection of two to five storey mews development at the rear of Centre Heights to create 11 no. residential units (8 no. 2 bed and 3 no. 3 bed) together with hard and soft landscaping; improvements to rear courtyard including hard landscaping, refuse and recycling facilities and cycle parking; two storey extension with third storey set back to the main Centre Heights building to create 5 no. residential units (3 bed) with roof gardens; relocation of 7 no. telecommunications antennae at roof level; and single storey rear extension to existing retail units to create at additional 130 sqm retail floorspace”.

This application follows detailed pre-application discussions with yourself and other officers at the London Borough of Camden, and consultation with existing occupiers, key stakeholders and the local community. During this time the project team has worked to respond to various comments received and the development of the proposals has been through an iterative design process.

The proposed development will deliver a high quality residential-led mixed use scheme which will deliver much needed homes including family housing to meet the Borough’s housing needs as well as supporting and enhancing the retail offer of the Finchley Road / Swiss Cottage Town Centre. In addition, further planning and community benefits will be secured through a s106 legal agreement and Community Infrastructure Levy (CIL) payments. Full details are provided within the Town Planning Statement submitted with the application.

The application is submitted with one hard copy and a CD of the following documents:

- Planning Application Form and Certificates;
- CIL Additional Information Requirement Form;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



- Site Location Plan;
- Drawing Schedule;
- Application Drawings as listed on Drawing Schedule;
- Design and Access Statement (including Accommodation Schedule), prepared by Levitt Bernstein Architects;
- Town Planning Statement (including details of Affordable Housing and s106 draft Heads of Terms), prepared by Savills;
- Statement of Community Involvement, prepared by Local Dialogue;
- Land Contamination Assessment, prepared by GB Card and Partners;
- Noise Assessment, prepared by KP Acoustics;
- Air Quality Assessment, prepared by Phlorum;
- Daylight and Sunlight Report, prepared by Anderson Wilde & Harris;
- Draft Construction Management Plan, prepared by Anderson Wilde & Harris;
- Transport Statement, prepared by TTP Consulting;
- Sustainability and Energy Statement, prepared by Synergy;
- Sustainable Urban Drainage System Proposal, prepared by Synergy; and
- Tree Survey and Impact Assessment, prepared by Landmark Trees.

A Financial Viability Assessment is being prepared by Savills and this will be submitted confidentially under separate cover.

A cheque to cover the statutory application fee of £6,930 is enclosed with the application submission.

Please note that in relation to section 25 Certificate B of the enclosed planning application form, notice has also been served on 26 May 2015 those owners listed in the certificate provided below.

We trust that the application is in order and look forward to receiving confirmation that it has been validated in due course. In the meantime, should you have any queries please do not hesitate to contact Holly Rhoades or Samruti Patel at our offices.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Savills", written in black ink.

Savills

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015
Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*“agricultural tenant” has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

- Santander UK Plc c/o SGF Estates, Santander House - AHM 354, 201 Grafton Gates East, Milton Keynes MK9 1AN
- Mazeweb Consultancy Ltd t/a Subway, 141 Finchley Road, London NW3 6JH
- Lloyds Banking Group c/o CBRE Corp Outsourcing Limited, Cornwall Court, 19 Cornwall Street, Birmingham B3 2DT
- The Futon Company Ltd, Canon Avent Building, Ashley Road, Tottenham Hale, London N17 9LH
- Hillcrest Catering Co Ltd & Goldtique Limited, 133A High Street, Barnet, Herts EN5 5UZ
- Marks & Spencer Plc, Merchant Square Building, Waterside House, 35 North Wharf Road, London W2 1NW
- Highbond Properties Ltd ,1st Floor, Centre Heights, 137 Finchley Road, London, NW3 6JG
- Anaspel Ltd, 2nd Floor, Centre Heights, 137 Fnichley Road, London NW3 6JG
- Anaspel Ltd, 3rd Floor, Centre Heights, 137 Finchley Road, London, NW3 6JG
- Oceanmap Ltd, 4th Floor, Centre Heights, 137 Finchley Road, London NW3 6JG
- Cavendish Chartered Accountants, 4th Floor, Centre Heights, 137 Finchley Road, London NW3 6JG
- Tavistock & Portman NHS Trust, RNK Payables, 7415 Phoenix House, Topcliffe Lane, Wakefield WF3 1WE
- EE Ltd, Trident Place, Mosquito Way, Hatfield, Herts AL10 9BW
- Hutchinson 3G UK LTD, Star House, 20 Grenfell Road, Maidenhead, Berkshire SL6 1EH
- Vodafone Ltd, The Exchange Building, 1330 Arlington Business Park, Theale, Berkshire RG7 4SA
- Path Investments Inc, FAO Z Hammond, Winkworths Marylebone & Mayfair, 79 Marylebone Lane, W14 2PX
- Steeplegrave Ltd. (Alpesh Patel) t/a Gould Pharmacy, 37 North Audley Street, Mayfair, London, W1K 6ZL

- Mr Khai Lin Foo, 16 The Particos, 57-59 Belsize Avenue, London, NW3 4BN
- Dr & Mrs Mehdi Pashazadeh Monadjemi, Flat 4 - Centre Heights, Finchley Road, London, NW3
- Medical and Screening Centre Limited, 5 Calico Row, Plantation Wharf, Battersea, London, SW11 3YH
- Ms Adetola Ogundimu, 2 Amery Gardens, London, NW10 3AJ
- Kyoto Morita, Flat 7, Centre Heights, 137 Finchley Road, London, NW3 6JG
- Edmond Nazarian, 34a Charteris Road, Kilburn, London, NW6 7ET
- Angeli Arora, 1 Halking Croft, Slough, Berks, SL3 7BB
- Dr Alfred Gourji Shina, 9 Carlton Hill, London, NW8 0JX
- Astro Nassente Consulting Ltd, c/o Victor Hugo, 12 Katastima (No.1) Block B, Nikolaides Complex, Larnaca, 6301, Cyprus, c/o Cedar Estates, 251 West End lane, London, NW6 1XN
- Green Park Studios Ltd, Unit 6 Bellenden Road, London SE15 4RF / 6 Saltoun Road, London, SW2 1EP
- Miss B Reiner, Flat 12A, Centre Heights, Finchley Road, London
- Anaspel Ltd, c/o Anderson Wilde Harris, 12 Dorrington Street, EC1N 7TB
- Michael, Patrick & Paul Igoe, Michael Igoe, 54 Castleknock Drive, Dublin 15
- Mr. W.S. Hasan, Mrs. Z.W. Hasan & Mr. Z. W. Hasan, 93 Winnington Road, London, N2 0TT
- Ian Collins, Flat 17 - Centre Heights, 135 Finchley Road, London, NW3 6JG
- Mr Masahiko Mochizuki, 122c Finchley Road, London NW3 5HT
- Phoenix Property Services, 49 Hilary Gardens, Stanmore, Middlesex, HA7 2NH
- Juliana Edewar-Thorley, 92 Princedale Road, London, W11 4NH
- Mahir Mihemeid, PO Box 30024, Al-Kohbar 31952, Saudi Arabia
- Mr Devesh Mangtani, c/o Dr M Kripalani, 22 Centre Heights, 137 Finchley Road, London NW3 6JG
- Sufyan Gulman Ismail, Hollybank, High Bank Lane, Lostock, Bolton BL6 4DT
- Sayed Rahmdezfouli, 57 Hemstal Road, London, NW6 2AD
- Dimitris Exarchou, Flat 25 - Centre Heights, Finchley Road, London, NW3
- Phoenix Property Services, SM Metha c/o MM Shah, 49 Hilary Gardens, Stanmore, Middlesex, HA7 2NH

- Pablo Facchinei, Flat 27 - Centre Heights, Finchley Road, London, NW3
- Provident & Capital Limited, 131 Audley Road, London, NW4 3EN
- Highways Department, London Borough of Camden, Town Hall, Judd Street, London WC1H 9JE