

- City of London
- Glasgow
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PD9591/PB/KFH
Planning Portal Reference: PP-04290767

9 July 2015

Ms Seonaid Carr
Planning and Development
London Borough of Camden
5 St Pancras Square
London

Sent via Planning Portal only

Dear Ms Carr

TOWN AND COUNTRY PLANNING ACT 1990

KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE, LONDON, NW3 7SU

APPLICATION FOR PLANNING PERMISSION WITH RELEVANT DEMOLITION IN A CONSERVATION AREA

On behalf of Mount Anvil Ltd and King's College London (the Applicants), please find enclosed an application for Planning Permission with relevant demolition in a Conservation Area in relation to the King's College Hampstead Residence, Kidderpore Avenue.

This application for Planning Permission should be considered along with the applications for listed building consent for internal alterations to the listed buildings which have been submitted separately to this application.

Description of Development

The description of development for which planning permission is sought is as follows:

'The creation of up to 156 residential dwellings by way of the conversion and refurbishment of four statutorily listed buildings: Kidderpore Hall, Maynard Hall, Skeel Library and The Chapel; the conversion and extension of three other buildings: Bay House, Dudin Brown Hall and Lady Chapman Hall; the demolition of three non-listed buildings and their replacement with three new buildings (Lord Cameron Hall, Rosalind Franklin Hall and Queen Mother's Hall), and the construction of new buildings within the grounds. The relocation and restoration of one statutorily listed building within the site: The Summerhouse; associated residents' facilities; associated hard and soft landscaping works including the removal of trees; the construction of a double storey basement including car and cycle parking and plant.'

Application Submission

This planning application submission comprises the following documents:

National List Requirements

- a completed **planning application form** incorporating an agricultural holdings declaration and completed ownership Certificate A;
- a completed **CIL form**;
- a **site location plan** identifying the location of the site and its extent;
- a **Design and Access statement** (incorporating a **Lifetime Homes Statement**; an **Access Statement**; **CGIs**; and an **Embodied Carbon Report** for the existing Lord Cameron Hall building); and
- **existing and proposed drawings** as follows:

Existing

ST_010 Rev 2 Location Plan 1:1250 at A1
EX ST_100 Rev 2 Existing Site Plan 1:500 at A1

Lord Cameron Hall

LCH FP1-01 Existing: 1st Floor 1 1:50
LCH FP1-02 Existing: 1st Floor 2 1:50
LCH FP2-01 Existing: 2nd Floor 1 1:50
LCH FP2-02 Existing: 2nd Floor 2 1:50
LCH FP3-01 Existing: 3rd Floor 1 1:50
LCH FP3-02 Existing: 3rd Floor 2 1:50
LCH FPB-01 Existing: LG 1 1:50
LCH FPB-02 Existing: LG 2 1:50
LCH FPG-01 Existing: Ground 1 1:50
LCH FPG-02 Existing: Ground 2 1:50
LCH E1-01 Existing Elevations 1 1:50
LCH E1-02 Existing Elevations 2 1:50
LCH E2 Existing Elevations 3 1:50
LCH E3 Existing Elevations 4 1:50
LCH E4 Existing Elevations 5 1:50
LCH E5 Existing Elevations 6 1:50
LCH E6 Existing Elevations 7 1:50

Rosalind Franklin

RFH EX 100 Rev 2 Existing: LG & Ground 1:100
RFH EX 101 Rev 2 Existing: 1st & 2nd 1:100
RF E1 Existing Elevations 1 1:50
RF E2 Existing Elevations 2 1:50
RF E3 Existing Elevations 3 1:50
RF E4 Existing Elevations 4 1:50
RF E5 Existing Elevations 5 1:50
RF E6 Existing Elevations 6 1:50
RF E7-01 Existing Elevations 7 1:50
RF E7-02 Existing Elevations 8 1:50

Queen Mother's Hall

QM EX 100 Rev 2 Existing Ground & 1st 1:100
QM EX 200 Rev 1 Existing Elevations 1:100

Proposed

ST_100 Rev 5 Prop Site Plan 1:500 at A1

Proposed Demolition

ST_050 Rev 2 Demo Plan 1:500 at A1
ST_051 Rev 2 Kidderpore Ave – Demo Elev 1:500 at A1

General Arrangement and Site Sections (including Proposed Layouts, and Elevations for New Buildings – Townhouses, Pavilions, Queen Mother's Hall, Rosalind Franklin and Lord Cameron)

ST_110 Rev 5 GA Level -2 (E) 1:250 at A1
ST_111 Rev 5 GA Level -1 (E) 1:250 at A1
ST_112 Rev 5 GA Level -1 (W) 1:250 at A1
ST_113 Rev 5 GA Level 0 (E) 1:250 at A1
ST_114 Rev 5 GA Level 0 (Central) 1:250 at A1
ST_115 Rev 5 GA Level 0 (W) 1:250 at A1
ST_116 Rev 5 GA Level 1 1:250 at A1
ST_117 Rev 5 GA Level 2 1:250 at A1
ST_118 Rev 5 GA Level 3 1:250 at A1
ST_119 Rev 5 GA Level 4 1:250 at A1
ST_120 Rev 5 GA Level 5 1:250 at A1
ST_121 Rev 2 Roof Plan 1:250 at A1
ST_310 Rev 5 Site Sections 1 1:250 at A1
ST_311 Rev 5 Site Sections 2 1:250 at A1
ST_312 Rev 5 Site Sections 3 1:250 at A1
ST_313 Rev 5 Site Sections 4 1:250 at A1
ST_314 Rev 5 Site Sections 5 1:250 at A1
ST_315 Rev 1 Site Sections 1:250 at A1

Existing

Bay House

BH EX 100 Rev 2 Existing: LG & UG 1:100 at A1
BH EX 101 Rev 2 Existing: Mezzanine & First 1:100 at A1
BH EX 102 Rev 2 Existing: 2nd & Roof 1:100 at A1
BH EX 200 Rev 2 Existing Elevations 1:100 at A1

Chapel

CH EX 100 Rev 2 Existing: Ground 1:100 at A1
CH EX 101 Rev 2 Existing: Reflected Ceiling 1:100 at A1
CH EX 102 Rev 2 Existing: Roof 1:100 at A1
CH EX 200 Rev 2 Existing Elevations 1:100 at A1

Dudin Brown

DB EX 100 Rev 2 Existing: Ground & 1st 1:100 at A1
DB EX 101 Rev 2 Existing: 2nd & Roof 1:100 at A1
DB EX 200 Rev 2 Existing Elevations 1:100 at A1

Kidderpore Hall

KH EX 100 Rev 2 Existing: LG & Ground 1:100 at A1
KH EX 101 Rev 2 Existing: 1st & 2nd 1:100 at A1
KH EX 102 Rev 2 Existing: Roof 1:100 at A1
KH EX 200 Rev 2 Existing Elevations 1:100 at A1
KH EX 201 Rev 2 Existing Elevations 1:100 at A1

Lady Chapman

LC EX 100 Rev 2 Existing: LG & Ground 1:100 at A1
LC EX 101 Rev 2 Existing: 1st & 2nd 1:100 at A1
LC EX 102 Rev 2 Existing: 3rd & Roof 1:100 at A1
LC EX 200 Rev 2 Existing Elevations 1:100 at A1

Maynard

MW EX 100 Rev 2 Existing: LG & UG 1:100 at A1
MW EX 101 Rev 2 Existing: 1st & 2nd 1:100 at A1
MW EX 102 Rev 2 Existing: 3rd & Roof 1:100 at A1
MW EX 200 Rev 2 Existing Elevations 1:100 at A1
MW EX 201 Rev 2 Existing Elevations 1:100 at A1

Skeel Library

SK EX 100 Rev 2 Existing: LG & Ground 1:100 at A1
SK EX 101 Rev 2 Existing: 1st & 2nd 1:100 at A1

Proposed

Bay House

BH 100 Rev 2 Proposed: LG & UG 1:100 at A1
BH 101 Rev 2 Proposed: Mezzanine & 1st 1:100 at A1
BH 102 Rev 2 Proposed: 2nd & Roof 1:100 at A1
BH 200 Rev 2 Proposed Elevations 1:100 at A1
BH 300 Rev 2 Proposed Sections 1:100 at A1
BH 301 Rev 2 Proposed Sections 1:100 at A1

Chapel

CH 100 Rev 2 Proposed: LG 1:100 at A1
CH 101 Rev 2 Proposed: UG 1:100 at A1
CH 102 Rev 2 Proposed: Roof 1:100 at A1
CH 200 Rev 2 Proposed Elevations 1:100 at A1
CH 300 Rev 2 Proposed Sections 1:100 at A1
CH 301 Rev 2 Proposed Sections 1:100 at A1
CH 302 Rev 2 Proposed Sections 1:100 at A1

Dudin Brown

DB 100 Rev 2 Proposed: Concierge, Grd & 1st 1:100 at A1
DB 101 Rev 2 Proposed: 2nd & Roof 1:100 at A1
DB 200 Rev 2 Proposed Elevations 1:100 at A1
DB 300 Rev 2 Proposed Sections 1:100 at A1

Kidderpore Hall

KH 100 Rev 2 Proposed: LG & Ground 1:100 at A1
KH 101 Rev 2 Proposed: 1st & 2nd 1:100 at A1
KH 102 Rev 2 Proposed: Roof 1:100 at A1
KH 200 Rev 2 Proposed Elevations 1:100 at A1
KH 201 Rev 2 Proposed Elevations 1:100 at A1
KH 300 Rev 2 Proposed Sections 1:100 at A1
KH 301 Rev 2 Proposed Sections 1:100 at A1

Lady Chapman

LC 100 Rev 2 Proposed: LG & Ground 1:100 at A1
LC 101 Rev 2 Proposed: 1st & 2nd 1:100 at A1
LC 102 Rev 2 Proposed: 3rd & Roof 1:100 at A1
LC 200 Rev 2 Proposed Elevations 1:100 at A1
LC 300 Rev 2 Proposed Sections 1:100 at A1

Maynard

MW 100 Rev 2 Proposed: LG & UG 1:100 at A1
MW 101 Rev 2 Proposed: 1st & 2nd 1:100 at A1
MW 102 Rev 2 Proposed: 3rd & Roof 1:100 at A1
MW 200 Rev 2 Proposed Elevations 1:100 at A1
MW 201 Rev 2 Proposed Elevations 1:100 at A1
MW 300 Rev 2 Proposed Sections 1:100 at A1
MW 301 Rev 2 Proposed Sections 1:100 at A1

Skeel Library

SK 100 Rev 2 Proposed: LG & Ground 1:100 at A1
SK 101 Rev 2 Proposed: 1st & 2nd 1:100 at A1

Existing

SK EX 102 Rev 2 Existing: 3rd & Roof 1:100 at A1
SK EX 200 Rev 2 Existing Elevations 1:100 at A1

Summer House

SH EX 100 Rev 2 Existing Plans & Elevations 1:100 at A1

Proposed

SK 102 Rev 2 Proposed: 3rd & Roof 1:100 at A1
SK 200 Rev 2 Proposed Elevations 1:100 at A1
SK 300 Rev 2 Proposed Sections 1 of 2 1:100 at A1
SK 301 Rev 2 Proposed Sections 2 of 2 1:100 at A1

Summer House (the proposed is as existing)

SH EX 100 Rev 2 Existing Plans & Elevations 1:100 at A1

Diagrams

ST_505 Rev 6 Trees 1:750 at A1
ST_510 Rev 5 Car Parking & Deliveries 1:750 at A1
ST_515 Rev 5 Cycle Storage (Ground & LG) 1:750 at A1
ST_520 Rev 5 Waste Storage 1:750 at A1
ST_521 Rev 5 Waste Storage 2 1:750 at A1
ST_600 Rev 3 Types 1:1000 at A1

New Build Bay Studies

LCH_400 Rev 3 Lord Cameron Hall Bay Study 1:50
RFH_400 Rev 3 Rosalind Franklin Hall Bay Study 1:50
QMH_400 Rev 3 Queen Mother's Hall Bay Study 1:50
TWN_400 Rev 3 Townhouses Bay Study 1:50
PAV_400 Rev 3 Pavilions Bay Study 1:50

Landscaping

D2280 L.100 Hard & Soft Landscape GA Plan
D2280 L.101 Legend & Planting Schedule

Local List Requirements

- **Accommodation Schedule (Revision 2)** prepared by Scott Brownrigg;
- **Acoustic Assessment** prepared by RBA Acoustics;
- **Affordable Housing Statement** prepared by Quod;
- **Air Quality Assessment** prepared by Peter Brett Associates;
- **Arboricultural Report & Impact Assessment** (including **tree schedule** and **tree plans**) prepared by Crown Consultants;
- **Archaeological Desk Based Assessment** prepared by CgMs;
- **Basement Impact Assessment** (including **Site Investigation**) prepared by Tully De'Ath;
- draft **Construction Management Plan** prepared by Momentum and Mount Anvil;
- **Daylight, Sunlight and Overshadowing Report** prepared by CHP Surveyors;
- **Energy Statement** prepared by NLG Associates;
- **Flood Risk Assessment** prepared by WSP incorporating a **Drainage Strategy** prepared by Tully De'Ath;
- **Heritage Statement** prepared by Montagu Evans;
- **Landscape Design Statement** prepared by Fabrik;
- **Planning Statement** prepared by Montagu Evans;
- **Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment** prepared by The Ecology Consultancy;
- **Statement of Community Involvement** prepared by LCA;
- **Student Accommodation Statement** prepared by King's College London;
- **Sustainability Statement** prepared by NLG Associates; and
- **Transport Assessment** prepared by Momentum incorporating a draft **Travel Plan**.

A cheque to the value of **£31,239.00** for the **planning application fee** has been sent by post.

Notes**Housing Tenure**

It is the applicants' intention to provide the maximum reasonable amount of affordable housing. The exact amount and tenure has not yet been finalised, however. Because of the limitations of the standard planning application forms it is not possible to provide for such a scenario and consequently the total number of dwellings to be provided is showing in the 'market sale' section of the form.

CIL

Again as a consequence of the limitations of the standard forms, we have provided a separate schedule setting out details of existing buildings on the site. This information is provided in response to Section 7 of the CIL form.

Requirement for an Environmental Statement

The application has been screened pursuant to the Environmental Impact Assessment Regulations and the Local Planning Authority has determined that an Environmental Statement is not required.

We trust that the application material is complete and look forward to receiving notification of validation. Should you require any further information or have any queries, please do not hesitate to contact Paul Burley or Kate Falconer Hall at this office.

Yours faithfully



MONTAGU EVANS LLP

Enc.