

## VIA PLANNING PORTAL

Our Ref: BH/MR/17019  
(email address: [matthew.roe@cgms.co.uk](mailto:matthew.roe@cgms.co.uk))  
Direct Dial: 0207 832 1475

London Borough of Camden  
Development Management  
2nd Floor  
5 Pancras Square  
N1C 4AD

140 London Wall  
London EC2Y 5DN  
Tel: 020 7583 6767  
Fax: 020 7583 2231

[www.cgms.co.uk](http://www.cgms.co.uk)

Offices also at:  
Birmingham, Cheltenham,  
Dorset, Edinburgh,  
Kettering, Manchester,  
Newark

5<sup>th</sup> August 2015

Dear Sirs,

**36 – 52 FORTESS ROAD, FORTESS GARAGE AND 20 FORTESS GROVE, CAMDEN, LONDON, NW5 2HB  
PART DEMOLITION AND PART RETENTION OF EXISTING WAREHOUSE STRUCTURES TO CREATE 1,138 SQM OF COMMERCIAL FLOORSPACE OVER 3 LEVELS, 8 NO. 3 BEDROOM AND 1 NO. 2 BEDROOM DWELLINGS, TOGETHER WITH ASSOCIATED LANDSCAPING**

I write on behalf of our client, The Estate Charity of Eleanor Palmer, to submit a full planning and conservation area consent application for the part demolition redevelopment of the existing buildings at the above site and erection of mixed use development including the re-provision of commercial floorspace and 9 residential units.

The submission of the planning application follows extensive pre-application discussions held with Planning and Design Officers at Camden Council between November 2013 and the present. Further detail of the evolution of the scheme is outlined in the supporting Planning Statement.

### **Proposed Use and Development**

This application seeks planning permission for the:

*"Part demolition and part retention of existing warehouse structures to create 1,138 sqm of commercial floorspace over 3 levels, 8no.3 bedroom and 1no.2 bedroom dwellings, together with associated landscaping"*

Full details of the scheme are included in Cooley Architects Design and Access Statement and CgMs Heritage Assessment.

### **Content of Planning and Conservation Area Consent Applications**

The application comprises of the following information submitted via Planning Portal:

1. Planning Statement July 2015 – CgMs Consulting;
2. Air Quality Assessment July 2015 - Air Quality Consultants;
3. Contaminated Land Assessment June 2015 – Delta Simmons;
4. Construction Management Plan July 2015 - Cooley Architects;
5. Daylight and Sunlight Assessment June 2015 –EB7 Consulting;

6. Employment Land Viability Report July 2015 – Davis Brown;
7. Energy Report June 2015 – NRG consulting;
8. Structural Assessment July 2015- Blyth Blyth;
9. Archaeological Assessment June 2015- Heritage Collective;
10. Design and Access Statement July 2015 – Cooley Architects; and
11. Heritage Assessment July 2015 – CgMs Consulting.

Planning Application Drawings:

*Demolition Drawings*

- Drawing Ref. 687 –EX – ES03 Demolition Drawings
- Drawing Ref. 687 – DM – 0X01 Demolition Drawing 1/4
- Drawing Ref. 687 – DM – 0X02 Demolition Drawing 2/4
- Drawing Ref. 687 – DM – 0X03 Demolition Drawing 3/4
- Drawing Ref. 687 – DM – 0X04 Demolition Drawing 4/4

*Existing Drawings*

- Drawing Ref. 687-EX-0R01 Roof Plan as Existing
- Drawing Ref. 687-EX-0S01 OS Plan and Site Plan as Existing
- Drawing Ref. 687-EX-0001 Ground Floor Plan as Existing
- Drawing Ref. 687-EX-ES01 Elevations as Existing
- Drawing Ref. 687-EX-ES02 Sections as Existing

*Proposed Drawings*

- Drawing Ref. 687-LY-0S01 Site Plan as Proposed
- Drawing Ref. 687-ES-0X01 Elevations as Proposed 1/2
- Drawing Ref. 687-ES-0X02 Elevations as Proposed 2/2
- Drawing Ref. 687-ES-0X03 Sections as Proposed 1/2
- Drawing Ref. 687-ES-0X04 Sections as Proposed 2/2
- Drawing Ref. 687-ES-0X05 3D Views as Proposed 1/2
- Drawing Ref. 687-ES-0X06 3D Views as Proposed 2/2
- Drawing Ref. 687 – LY – 0X01 House Type A
- Drawing Ref. 687 – LY – 0X02 House Type B
- Drawing Ref. 687 – LY – 0X03 House Type C
- Drawing Ref. 687 – LY – 0X04 Commercial Floorplans as Proposed 1/2
- Drawing Ref. 687 – LY – 0X05 Commercial Floorplans as Proposed 2/2
- Drawing Ref. 687 – LY – 0R01 Roof Plan as Proposed

12. The relevant Application form and certificate A completed;
13. Completed CIL Liability Form;
14. A CD with the full planning application; and
15. Payment of £9625.00 as the fee for the application.

The submitted documents demonstrate the works are appropriate as they comply with national and local planning policy and will deliver significant planning benefits for the reasons set out in the CgMs Planning Statement. The Heritage Statement concludes that the development works will enhance the character and appearance of the site.

I trust that you have all the information you require to register the applications. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins or me at this office. I look forward to your formal acknowledgement of the application.

London Borough of Camden  
36 – 52 Fortess Road, Fortess Garage and 20 Fortess Grove  
5<sup>th</sup> August 2015

---

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Matthew Roe', with a stylized flourish at the end.

**Matthew Roe**  
**Director**