

Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London, WC1H 8ND

04 August 2015

Our Ref: 15/2476

Dear Sir/Madam,

**PLANNING AND LISTED BUILDING CONSENT FOR WORKS AND EXTENTIONS TO THE LISTED PROPERTY
AT GROVE LODGE, HAMPSTEAD.**

We are pleased to enclose on behalf of our client, Mr & Mrs Caspar Berendsen, planning and listed building consent applications for the following;

'Listed Building Consent for internal and external alterations and refurbishment of the listed house, demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery within the garden.

Planning Consent for the demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery and works to trees, including the removal of 9 category 'C' trees including 1 TPO lime tree and the planting of 11 new trees.'

The applications follow earlier applications (Refs: 2015/0886/P & 2015/1032/L) which were withdrawn on 1st April in order to respond to comments received by third parties during the consultation period. The submission has developed as result of extensive consultation with local residents and discussions with Camden's planning, conservation and tree officers. The application scheme has been found acceptable by Officers in pre-application discussions, and is the preferred option of the group of local neighbours also consulted prior to this resubmission.

The applications are submitted via one form on the Planning Portal, and will later be split into planning and listed building consent applications by the Local Planning Authority. As part of the documentation, we enclose the following:

- Completed Planning Application Forms and Certificates;
- Completed CIL Questions Form;
- Completed Self Build Residential Extension Exemption Claim Form;
- The following full scheme drawings prepared by design-NA architects;
 - Site Location Plan dNA GLR 00 000 Rev. P1;
 - Block Plan dNA GLR 00 001 Rev. P1;

Existing Plans;

- Existing Site Plan - dNA GLR 00 002 Rev. P1;
- Existing Basement Plan - dNA GLR 00 100 Rev. P1;
- Existing Ground Floor Plan - dNA GLR 00 101 Rev. P1;
- Existing First Floor Plan - dNA GLR 00 102 Rev. P1;
- Existing Second Floor Plan - dNA GLR 00 103 Rev. P1;
- Existing Roof Plan - dNA GLR 00 104 Rev. P1;
- Existing East Elevation - dNA GLR 00 200 Rev. P1;
- Existing West Elevation - dNA GLR 00 200 Rev. P1;
- Existing South Elevation - dNA GLR 00 202 Rev. P1;
- Existing Long Section 1 - dNA GLR 00 300 Rev. P1;
- Existing Long Section 2 - dNA GLR 00 301 Rev. P1;
- Existing Cross Section 1 - dNA GLR 00 304 Rev. P1;
- Existing Cross Section 2- dNA GLR 00 306 Rev. P1;
- Existing Cross Section 3 - dNA GLR 00 305 Rev. P1;
- Existing Cross Section 4 - dNA GLR 00 307 Rev. P1;
- Existing Demolition Plan Basement - dNA GLR 00 400 Rev. P0;
- Existing Demolition Plan Ground Floor - dNA GLR 00 401 Rev. P0;
- Existing Demolition Plan First Floor - dNA GLR 00 402 Rev. P0;
- Existing Demolition Plan Second Floor - dNA GLR 00 403 Rev. P0;
- Existing Demolition Plan Roof- dNA GLR 00 404 Rev. P0;

Proposed Plans;

- Proposed Site Plan - dNA GLR 01 002 Rev. P1;
- Proposed Basement Plan - dNA GLR 01 100 Rev. P1;
- Proposed Ground Floor Plan - dNA GLR 01 101 Rev. P1;
- Proposed First Floor Plan - dNA GLR 01 102 Rev. P1;
- Proposed Second Floor Plan - dNA GLR 01 103 Rev. P1;
- Proposed Roof Plan - dNA GLR 01 104 Rev. P1;
- Proposed East Elevation - dNA GLR 02 200 Rev. P1;
- Proposed West Elevation - dNA GLR 02 200 Rev. P1;
- Proposed South Elevation - dNA GLR 02 202 Rev. P1;

- Proposed Elevations Garden Building - dNA GLR 02 250 Rev.P0;
 - Proposed Long Section 1 - dNA GLR 03 300 Rev. P1;
 - Proposed Long Section 2 - dNA GLR 03 301 Rev. P1;
 - Proposed Cross Section 1 - dNA GLR 03 304 Rev. P1;
 - Proposed Cross Section 2- dNA GLR 03 305 Rev. P1;
 - Proposed Cross Section 3 - dNA GLR 03 305 Rev. P1;
 - Proposed Cross Section 3 - dNA GLR 03 306 Rev. P1;
 - Proposed Cross Section 4 - dNA GLR 03 307 Rev. P1;
- CGI's - design-NA architects
- Schedule of Works – design-NA architects
- Design and Access Statement – design-NA architects
- Heritage Appraisal – Portico Heritage Ltd
- Planning Statement – Planning Potential
- Archaeological Desktop Assessment – Mills Whipp Projects
- Arboricultural Implications Report – Simon Jones Associates
- Consultation Statement - GL Hearn
- Construction Management Plan – Burke Hunter Adams
- Basement Impact Assessment – HR Wallingford including;
 - Structural Engineering Report – Michael Barclay Partnership LLP
 - Ground Investigation Report – Ground Engineering
 - Site Investigation Report – Southern Testing

It is important to note that the BIA was submitted for Audit by the Council's consultants to be independently reviewed prior to the submission of the application and the outcome was that the basement proposals are acceptable as they will maintain the structural stability of the building, and local ground and surface water conditions will not be affected by the development.

We consider the planning application benefits from a 'free go' in terms of application fees as the proposals are the same character as the earlier application which was withdrawn. This concession was confirmed by Camden's Development Control Team on 22 July 2015 prior to the submission of the application.

We trust that the information submitted is sufficient for the determination of the applications and we look forward to receiving confirmation that the applications have been validated.

If, in the meantime, you require any further information, please do not hesitate to contact me on the above telephone number.

Yours sincerely

Grace Mollart
Planning Assistant
Planning Potential

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