

31st July 2015
Letter to LPA (application cover letter)



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Dear Sir/Madam

42 Avenue Road, London NW8 6HS
Application for Householder Planning Permission

On behalf of the applicant, Mr. N. Capstick-Dale, please find enclosed a householder planning application for the following works to 42 Avenue Road:

“installation of car lift within existing front forecourt and excavation at sub-basement level to provide two car parking spaces”

In support of the planning application, 4 x copies of the following are submitted:

- Completed Application Form and signed certificate;
- Drawing Pack prepared by Greenway Architects;
 - 1920-P100 – Existing Site Plan
 - 1920_P100 to P103 Existing plans
 - 1920_P104 Existing section A-A
 - 1920_P104-2 Existing section A-A – as consented under 015/3173/P
 - 1920_P105 Existing section B-B
 - 1920_P105-2 Existing section B-B – as consented under 015/3173/P
 - 1920_P200 to P203 Proposed plans
 - 1920_P204 Proposed section A-A
 - 1920_P204-2 Proposed section A-A - with consented changes 015/3173/P
 - 1920_P205 Proposed section B-B
 - 1920_P205-2 Proposed section B-B - with consented changes 015/3173/P
- Design and Access Statement prepared by Greenway Architects.
- Planning Statement prepared by Savills
- Arboricultural Report prepared by Landmark Trees

- Basement Impact Assessment prepared by Vincent & Rymill Consulting Engineers
- Preliminary Ground Investigation Report prepared by Ground and Water Geotechnical and Environmental Consultants
- Construction Traffic Management Plan prepared by Knowles
- Manufactures car lift technical data sheet
- The requisite planning application fee of £172 has been submitted under a separate cover.

Development proposal

It is proposed to install a car lift and excavate a sub-basement to accommodate 2 parked cars within the existing front forecourt of 42 Avenue Road.

The lift will be positioned within the existing forecourt area.

Currently, 42 Avenue Road has a two story basement. The proposed sub basement will be located at basement level two level, with an interconnecting access door linking the proposed basement with the existing basement.

The underground car parking will provide provision to park two cars in a secured location. The car parking spaces will be solely associated to the use of the existing dwelling house.

As demonstrated by the swept paths on drawing ref: 1920 - P203, the proposed basement has been designed so that there is ample space for cars to enter and leave the proposed car parking area easily and safely.

The proposed sub-basement will have no material visual impacts on the host building. No lightwells are proposed and thus the only external manifestation will be the car lift platform.

With regards to the existing forecourt, it is proposed to change the existing resin coated floor with fan pattern square granite setts. The car lift cover will also be covered with the same granite setts so it will be invisible from the street. This material is more in keeping with the Elsworthy Conservation Area.

I trust that you have all of the information required to determine the planning application and I look forward to receiving a receipt that the application has been validated.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills" or a similar name, written in a cursive style.

David Whittington
Director