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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Nigel Dexter
E: ndexter@savills.com
DL: +44 (0) 20 7420 6374
F: +44 (0) 20 7016 3769

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

Dear Sir / Madam

70 Elsworthy Road, London, NW3 3BP
Submission of a Planning Application

On behalf of our client, Mr. R Beecham, please find enclosed a full planning application for the following development:

'Demolition of existing two storey single dwelling house and erection of replacement single dwelling house, comprising of single level basement, ground, first and second floor (in roof,) alterations to the existing ancillary mews property and associated landscaping of the site'

In support of this application, we enclosed the following documents;

- Application Form and signed certificates;
- CIL Form;
- Site Location Plan;
- Planning Statement prepared by Savills;
- Design & Access Statement prepared by Wolf Architects;
- Existing and Proposed Drawings prepared by Wolf Architects;
- Area Schedule prepared by Wolf Architects;
- Basement Impact Assessment prepared by GEA;
- Ground Movement Assessment prepared by GEA;
- Structural Engineering and Subterranean Construction Method Statement prepared by Elliott Wood Partnership LLP
- Below Ground Drainage / SUDS Assessment prepared by Elliott Wood Partnership LLP;
- Environmental Noise Survey and Noise Impact Assessment prepared by Hann Tucker Associates;
- Daylight/Sunlight Report prepared by Point 2 Surveyors LLP;
- Draft Construction Management Plan prepared by HP Surveyors and Valuers;
- Arboricultural Report prepared by Arbol EuroConsulting Ltd;
- Landscaping Proposal prepared by Green Square Design; and
- Sustainability and Energy Statement prepared by XCO2 Energy.

Following the submission of this application via the Planning Portal, a cheque of £385 made payable to 'London Borough of Camden' will be sent by post under a separate cover in respect of the application fee.

Background

70 Elsworthy Road is a 6-bedroomed single dwelling house set within a secluded yet generous and spacious plot. The site also contains an ancillary mews property which faces onto the highway within Elsworthy Road which provides for car parking and staff/visitor accommodation. This mews property is one half of a semi-detached pair.

Pedestrian and vehicle access to the site from Elsworthy Road (behind a large panel gate), with a paved drive passing the mews building and running the full length of the site to where the main dwelling house sits at the rear of its plot.

The main body of the principal dwelling house is set approximately 50m back into the site from Elsworthy Road.

Although the existing property adopts a relatively traditional design the main dwelling house was constructed in 1990. As such, it is not a historic or heritage building and, whilst not unattractive, does not have any specific or designated or notable architectural merit.

Proposed Development

It is proposed to demolish the existing dwelling house on the site and erect a replacement single dwelling house, including a new basement level.

The proposed replacement dwelling would provide three levels of accommodation above ground level in the form of two full storeys and a single level of accommodation within the roof form. A total of seven bedrooms will be provided.

A single basement level will be provided below the new dwelling house and the garden area, set in from the boundaries of the site. This level will also be accessible from the ancillary mews building that sits on the street frontage of the site.

The existing ancillary mews property will be maintained, providing enclosed car parking for two vehicles with staff/visitor accommodation above.

I trust that the enclosed is sufficient for you to register and validate the application. However, should you require any additional information, please do not hesitate to contact either myself or my director David Whittington (DWhittington@savills.com 020 7557 9997).

Yours faithfully



Nigel Dexter
Senior Planner