

NUT/B/PL/01
23 November 2015

London Borough of Camden
Development Management
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

StudioMarkRuthven
architecture

Dear Sir/Madam

RE: 10 NUTLEY TERRACE, LONDON NW3 5SB

We are instructed by our client, Mr Brian Glasser, to submit an application for planning permission for the above-referenced site in Hampstead.

10 Nutley Terrace is a detached single-family dwelling in poor condition, with the fabric showing signs of movement and structural failure. This submission proposes to demolish the existing dwelling and replace it with a new detached single-family dwelling in the same footprint, along with extensions to the rear and side at ground and first floor levels, and a new floor below ground.

The proposal replicates the height and mass of the existing building at the public façade. The majority of the added floor area above ground extends to the rear of the property and will have little impact on the substantial rear garden. A full outline of the design development of this proposal is offered in the **Design, Access & Heritage Statement** which is submitted along with this application.

A neighbours' consultation meeting was held at 10 Nutley Terrace on 7th November. All residents with property adjoining 10 Nutley Terrace were invited by way of a hand posted leaflet. This numbers 6-7 properties, quite a few of which are divided into flats. The proposed scheme was presented, and neighbours questions were answered. All neighbours who attended were in support of the spirit of the applications, which they agreed was modest in light of the generous garden, and were grateful that our client had made the effort to consult.

BIA (Basement Impact Assessment)

A BIA has been undertaken, which confirms that this site is suitable for a basement extension, and is submitted along with this application.

Structural Engineering Report

A structural engineering report, along with a subterranean construction method statement and proposed structural layouts and sections are submitted along with this application.

Construction Management Plan

A CMP has been undertaken to minimise construction impacts, and relates to both on site activity and the transport arrangements for vehicles servicing the site. This is submitted along with this application.

Loss of light

A daylight and sunlight study was undertaken, and is submitted along with this application.

Tree Survey Report

A Tree Survey Report, including a Tree Constraints Plan has been undertaken and has informed the design of this proposal. It is included in this application.

In light of the above, we trust that this application will be looked upon favourably by the Camden planning office.

Accordingly, our online application is supported by the following documents and drawings:

- the completed *Application for Planning Permission*
- Cover Letter
- Drawing Issue Sheet
- Drawings:
 - Location Map at 1:1250 scale
 - Existing & Proposed Site Plans at 1:200 scale
 - Existing floor plans, building section and elevations
 - Demolition plans, building section and elevations
 - Proposed floor plans, building sections and elevations
 - Photographs of the applicant site and existing neighbouring properties
- Design, Access & Heritage Statement
- Tree Survey Report, including a Tree Constraints Plan
- Daylight and Sunlight study
- Basement Impact Assessment, covering hydrological & hydrogeological conditions
- Structural Engineering Report and Subterranean Construction Method Statement
- Construction Management Plan
- Completed CIF form

Additionally, the planning application fee, of £385.00, has been paid online.

We trust we have provided all necessary information and drawings required for the validation of this application. However, if you require any further information, please do not hesitate in contacting us.

We look forward to hearing from you.

Yours faithfully,



MARK RUTHVEN

FP

CC: Mr Brian Glasser