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| 1st April 2016  Planning Department  2nd Floor, 5 Pancras Square  c/o Town Hall  Judd Street  London  WC1H 9JE |

Dear Sir/Madam,

**Planning Application Submission – 73 – 75 Avenue Road, London, NW8**

On behalf of our client, Deroda Investments Limited, we hereby submit a planning application for the following development:

*Demolition of existing building and pool house to provide two new detached single-family dwelling houses with subterranean basement storeys, formation of new access and hard and soft landscaping.*

The accompanying CD contains the documents marked with a star (\*) below which exceed 5MB and could not therefore be submitted via Planning Portal.

Document *Author*

* Location Plan *TFF Architects*
* Site Plan *TFF Architects*
* Existing Plans, Sections and Elevations *TFF Architects*
* Demolition Drawings *TFF Architects*
* Proposed Plans, Sections and Elevations *TFF Architects*
* Design and Access Statement\* *TFF Architects*
* Construction Management Plan\* *Knight Build*
* Basement Impact Assessment inclusive of

Flood Risk Report, Structural Method Statement

Geotechnical Site Investigations and Ground

Movement Analysis\* *Heyne Tillett Steel*

* Arboricultural Method Statement *Landmark Trees*
* Arboricultural Impact Assessment\* *Landmark Trees*
* Noise Assessment *Ion Acoustics*
* Sustainability and Energy Statement *Ridge Consultants*
* GIA Plans *TFF Architects*
* Planning Statement *Savills*
* Affordable Housing Statement *Savills*
* Landscaping Proposals (within Design and Access)\* *Bowles and Wyer*
* CIL Questions *Savills.*

The required application fee of £770 will be paid separately over the phone.

I trust the Council has all it requires in order to register and validate this planning application. Should you require any additional information then please do not hesitate to contact me.

Yours faithfully,



Katie Hale

Associate Director

Savills