

DP3927/SJH/AJH

20 May 2016

FAO Seonaid Carr

Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Ms. Carr,

317 FINCHLEY ROAD, LONDON, NW3

APPLICATION FOR FULL PLANNING PERMISSION FOR: DEMOLITION OF EXISTING BUILDING AND ASSOCIATED STRUCTURES TO ENABLE COMPREHENSIVE REDEVELOPMENT OF SITE TO PROVIDE A MIXED-USE BUILDING RANGING FROM 6 TO 9 UPPER STOREYS PLUS BASEMENT, LOWER GROUND AND GROUND FLOORS, COMPRISING 22 RESIDENTIAL UNITS (USE CLASS C3) AND FLEXIBLE COMMERCIAL FLOORSPACE (USE CLASSES A1/A2/A3); ASSOCIATED PUBLIC REALM IMPROVEMENTS (INCLUDING NEW FOOTPATH), LANDSCAPING AND ASSOCIATED WORKS.

On behalf of our client, 317 Finchley Road Ltd, we enclose with this letter an application for full planning permission for comprehensive redevelopment of 317 Finchley Road. The site is bound by Finchley Road to the east, Billy Fury Way to the south and west, and Overground Railway Line to the north.

The planning application seeks full permission for:

“Demolition of existing building and associated structures to enable comprehensive redevelopment of site to provide a mixed-use building ranging from 6 to 9 upper storeys plus basement, lower ground and ground floors, comprising 22 residential units (Use Class C3) and flexible commercial floorspace (Use Classes A1/A2/A3); associated public realm improvements (including new footpath), landscaping and associated works.”

Application Submission

This full planning application has been submitted via the Planning Portal (ref. PP-04743838) and comprises the following:

1. Covering Letter;



2. Planning Application Form, Land Ownership Certificate B and Agricultural Holdings Certificates;
3. Community Infrastructure Levy (CIL) – Planning Application Additional Information Requirement Form;
4. Site Location Plan;
5. Existing and Proposed Plans/Elevations/Sections (including Demolition Plans);
6. Design and Access Statement;
7. Planning and Regeneration Statement;
8. Landscape Statement;
9. Affordable Housing Statement;
10. Transport Statement (including Servicing and Waste Management);
11. Residential Travel Plan;
12. Framework Construction Logistics Plan;
13. Noise and Vibration Assessment;
14. Air Quality Assessment;
15. Sustainable Design and Construction Statement;
16. Energy Statement;
17. Daylight and Sunlight Report;
18. Statement of Community Involvement;
19. Basement Impact Assessment and Environmental Site Investigation;
20. Draft Demolition Management Plan; and
21. Draft Construction Management Plan.

The format of the planning application has been discussed and agreed with the Council as part of pre-application discussions. Should you require paper copies of the submission please let us know.

The requisite planning application fee of £11,550 will be paid directly by the Applicant.

Concluding Remarks

We trust that you have sufficient information to register, validate and determine this application within the statutory timescales. We look forward to discussing the application further with you shortly.

Yours sincerely,

Alan Hughes
Senior Planner
DP9 Ltd
Enc.