

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

11th November 2015

Dear Sir / Madam

PLANNING APPLICATION
42 Phoenix Road, London NW1 1TA

This covering letter is in support of a planning application submitted via the Planning Portal.

This application is made on behalf of the Findlay Estate Company, owners of 42 Phoenix Road, a part four, part five storey building with D1 use on the lower floors and student accommodation on the upper floors. The proposal is for:

"Redevelopment of the site involving demolition of the existing building and erection of a new ground plus five storey over basement building, to provide community use (D1) at ground and basement and student accommodation (8 x 6 bed apartments and 7 studios, 55 beds) on the upper floors; widening of Clarendon Grove alleyway."

The application documents comprise:

This covering letter	
Application form	
Planning Drawings including site location plan	(Allies and Morrison Architects)
Planning Statement	(Protean Planning Ltd)
Design and Access Statement	(Allies and Morrison Architects)
Heritage Assessment	(Geoff Noble Heritage and Urban Design)
Transport Statement	(Paul Mew Associates)
Daylight & Sunlight Assessment	(Schroeders Begg)
Arboricultural Impact Assessment	(Barrell Tree Consultancy)
Energy and Sustainability Statement	(Skelly and Couch)
BREEAM pre assessment	(Eight Associates)
Noise Impact Assessment	(Ramboll Acoustics)
Student Management Plan	(The Findlay Estate Co. Ltd)

PROTEAN PLANNING LIMITED

3.1 Cannon Brewery, 150 St John Street, London EC1V 4PS

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Please don't hesitate to contact me should you wish to discuss any aspect of this proposal.

Yours sincerely

[REDACTED]

[REDACTED]

John Fannon MRTPI
PROTEAN PLANNING LIMITED

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cc Duncan Pittaway, Findlay Estate Company Ltd.
Rachel, Mundell, Allies and Morrison Architects