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Your Ref PP-05270618

15th July 2016

Michael Cassidy
Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Submitted via Planning Portal – Ref: PP-05270618

Dear Michael,

TOWN AND COUNTRY PLANNING ACT 1990

5-17 HAVERSTOCK HILL, LONDON, NW3 2BP

APPLICATION FOR FULL PLANNING PERMISSION FOR THE REDEVELOPMENT OF THE 'ETON GARAGE' SITE TO PROVIDE RESIDENTIAL (USE CLASS C3) AND RETAIL (USE CLASS A1-A5) AT GROUND FLOOR LEVEL AND WORKS ASSOCIATED WITH THIS INCLUDING LANDSCAPING

On behalf of Cambridge Gate Properties (hereafter referred to as the applicant), please find enclosed an application for full planning permission for the redevelopment of 5-17 Haverstock Hill to provide 77 high quality residential units and improved ground floor retail accommodation and works associated including landscaping provision. The full scope of the proposals comprises:

"Demolition of existing building at 5-17 Haverstock Hill and construction of a part-seven and part-six with setback 7th storey residential-led mixed-use building comprising 77 residential units (8 x studio, 18 x 1Bed, 32 x 2Bed and 19x 3Bed Units) (Use Class C3) and all works associated, including affordable housing and the provision of retail (Use Class A1-A5) at ground floor with associated cycle parking, amenity space, refuse and recycling store"

The application for planning permission has been submitted online via the Planning Portal (PP-05270618).

Accompanying this application is a series of Drawings, Statements and Reports which provide the full details of the application proposals; these documents fulfil the statutory



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and local requirements for application submission. The submitted supporting documents provide information on the nature and impact of the proposed development and have been prepared by the multi-disciplinary consultant team.

- Full Planning Application Form and Certificate A dated 15th July 2016
- Community Infrastructure Levy Form: Additional Information Requirement Form
- Planning Statement (Prepared by CBRE)
- Design and Access Statement incorporating the Landscaping Details, and Secured by Design analysis (Prepared by Piercy and Co.);
- Existing and Proposed Floorplans, Sections and Elevations (Prepared by Piercy and Co.)
- Landscape Plans (Prepared by LUC).

A number of supporting statements have been prepared by the consultant team and they comprise:

- Access Statement (Prepared by HADA)
- Air Quality Assessment Report (No.70016149) (Prepared by WSP|Parsons Brinckerhoff)
- Arboricultural Report and Addendum (Prepared by J.A. Consulting)
- Daylight and Sunlight Report (Prepared by Point2Surveyors)
- Draft Construction Management Plan (Prepared by CBRE)
- Energy Statement (No.54359) (Prepared by Chapman BDSP)
- Flood Risk Assessment and Sustainable Drainage Strategy (Prepared by Conisbee)
- Landscape Planning Statement (Prepared by LUC)
- Nocturnal Emergence Bat Survey (Prepared by Middlemarch Environmental);
- Noise and Vibration Planning Report (Prepared by Sandy Brown)
- Scheme Internal Daylight Report (Prepared by Point2Surveyors)
- Site Investigation and Basement Impact Assessment Report (Prepared by Geotechnical and Environmental Associates Limited)
- Statement of Community Involvement (Prepared by Quatro)
- Sustainability Statement (No.54359) including BREEAM New Construction (2014) Ecological Assessment (Prepared by Chapman BDSP and Middlemarch Environmental)
- Townscape, Heritage and Visual Assessment (Prepared by Richard Coleman)
- Transport Assessment (Prepared by Steer Davies Gleave)

The above documentation has been submitted in support of this Full planning application. The documents provided accord with local validation requirements.

The planning application has been submitted via Planning Portal (documents have been divided where they exceed 5MB). Should a hard copy of the documents be required, or a CD-ROM please do not hesitate to contact us.

In addition a Confidential Viability Report has been prepared by James Brown and Co. Ltd and submitted in support of this application. Due to the confidential nature of the financial information within this Assessment it has been submitted to the Council independently of the main application documents.

The payment for the application for the value of £23,612.00 has been made via cheque, which has been couriered to Camden Council with a copy of this covering letter.

I trust that the submitted documentation is sufficient to allow you to register and validate the application and look forward to receiving formal confirmation in due course. Should you have any queries please do not hesitate to contact Jonathan Stoddart (020 7182 2752), Daniel Olliffe (020 7182 2156) or Laura Morris (020 3214 1896).

Yours sincerely



DANIEL OLLIFFE
ASSOCIATE DIRECTOR - PLANNING