

26 August 2016

Delivered by email

FAO Mr Simon Dunn-Lwin
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

Ref: ROYL3009

Dear Mr Dunn-Lwin

APPLICATION FOR FULL PLANNING PERMISSION - TOILET BLOCK, PRIMROSE HILL, LONDON

This application for full planning permission has been prepared on behalf of the Royal Parks in support of the following development at the existing toilet block at the base of Primrose Hill (located between the children's play area and outdoor gym):

"Extensions to the existing toilet block building to include conversion and extension of existing covered seating and storage areas to provide a café (Class A3 use) alterations to the existing toilet facilities and new landscaping"

The submitted proposals have been prepared following a design development process involving community engagement by the Royal Parks with key local stakeholders and park users prior to submission of the application.

The application submission comprises the following documents:

- Application form and certificates, duly completed;
- Community Infrastructure Levy form, duly completed;
- Existing and proposed plans and elevations, prepared by RLB;
- Design and Access Statement, prepared by RLB;
- Landscape Strategy, prepared by FHA;
- Planning Statement, prepared by Turley;
- Heritage Statement, prepared by Turley;

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- Ecological Report, prepared by LUC;
- Tree Report and Tree Protection Plan, prepared by Canopy Consulting;
- Planning application fee of £385. The fee has been calculated based on the gross floorspace proposed; this being more than 40sqm but less than 75sqm. A cheque for this amount made payable to the London Borough of Camden has been submitted by post under planning portal reference number PP-05407199.

We understand from correspondence with the Council that the above documentation comprises a valid planning application submission for the proposals. Should you however require any further information please do not hesitate to contact me or my colleague Claire Newbury at these offices.

In the meantime we look forward to receiving confirmation of the applications validation.

Yours sincerely,



Kiran Ubbi
Senior Planner

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