

14 September 2016

**Delivered by Planning Portal**

Fergus Freaney  
Planning Services  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Mr Freaney

**TOWN AND COUNTRY PLANNING ACT (1990)**

**GARAGES TO THE SOUTH OF 27A WEST END LANE, NW6 4QJ**

**APPLICATION FOR FULL PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT**

On behalf of StreetPlot Ltd, please find enclosed a planning application for development at the above site, with the following description of development:

*“Demolition of the existing eight garages and the erection of a two to three storey building to provide a short terrace of three townhouses (Class C3) and associated landscaping” (the ‘Development’ or ‘Proposed Development’)*

The scheme is detailed and depicted in the following accompanying submission plans and documents as submitted within Planning Portal (ref. PP-05396508):

- Planning Application Form and ownership certificate;
- CIL forms (including self-build exemption form Part 1);
- Planning Statement, prepared by StreetPlot Ltd;
- Design and Access Statement, prepared by StreetPlot Ltd;
- Draft Construction Management Plan, prepared by StreetPlot Ltd;
- Daylight and Sunlight Assessment (Neighbouring Properties) prepared by Rights of Light Consulting;
- Sustainability Statement; prepared by Build Energy;
- Drainage Strategy (incorporating SUDS and FRA) prepared by Create Consulting Engineers;
- Brick Specification Sheet by Petersen Bricks;
- Permeable Paving Specification by Marshalls;
- Green Roof (Design Detail, Maintenance Plan & Planting Schedule) by Optigreen Roofing Systems.
- High Efficiency PV Panel Specification by Panasonic;
- Bird and Bat Box Specification by Schwegler.

The following drawings, prepared by StreetPlot Ltd;

- Site Location Plan A4;
- Existing Site Plan (1000-100E-A)
- Ground Floor Plan Existing (1000-110E-A);
- Existing Elevations 1 (1000-202D-A);
- Existing Elevations 2 (1000-202E-A);
- Existing Elevations 3 (1000-202F-A);
  
- Proposed Site Plan (1000-100-A);
- Ground Floor Proposed (1000-110-A);
- First Floor Plan Proposed (1000-111);
- Second Floor Plan Proposed (1000-112-A);
- Roof Plan Proposed (1000-114-A);
- Proposed Elevations (1000-300-A);
- Block Sections 1 (1000-200-A);
- Block Sections 2 (1000-201-A)

## **Fees**

The application fee of £1155 has been made via Planning Portal for a full planning application for three new residential dwellings (£385 per dwelling).

## **Context**

The development site currently comprises of eight single storey garages, with their rear wall abutting the street frontage to West End Lane, and ancillary space for parking. As the Site was considered surplus to parking requirements, it is now vacant and sectioned off by construction hoarding erected by Camden Council. The site is not in a Conservation area.

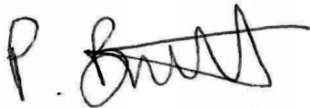
This application follows numerous pre-application discussions with officers at Camden Council and two previously withdrawn application submissions. This application seeks to respond to officer comments raised in relation to the previously withdrawn schemes and comments raised in formal pre-application advice for new the recommended approach to provide a short row of townhouses rather than apartments.

In summary, a new approach to developing the site has evolved in line with officer recommendations to provide a short row of townhouses over 2- 3 floors arranged front to back with the houses on Mutrix Road. In this new approach, the overall massing, height, footprint and development quantum has been significantly reduced. Furthermore, the architectural treatment and detail design has evolved to support the overall approach to the site. Further amendments to the scheme are detailed within the accompanying Design and Access Statement.

All in all, the scheme has been developed to provide well-proportioned townhouses at an appropriate density in accordance with Camden Council's up to date requirements. The Proposed Development now strikes an appropriate balance between the need to consider the surrounding built form, particularly in respect of daylight, sunlight, overshadowing and overlooking impacts to surrounding residents, and the need to sensitively maximise the use of a currently redundant site, making an appropriate and beneficial contribution to Camden's housing supply.

We trust the accompanying details are sufficient for your review and look forward to discussing with you. If you have any further queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Broadbent', with a stylized flourish at the end.

**Paul Broadbent**

Director, Architect RIBA

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