

Jon Dingle

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Your ref: PP-05515211
Our ref: 1066

Via Planning Portal (PP-05515211)

29th September 2016

Dear Sir / Madam

Highgate Centre, 19 – 37 Highgate Road and A&A Self-Storage, Former Lensham House, 19 Greenwood Place, London NW5
Submission of Planning Application

I write on behalf of my client, Fortnum Developments Ltd, in order to apply for planning permission for the mixed use redevelopment of this site.

Accordingly, a planning application is now submitted for,

Demolition of existing buildings and redevelopment of the site to provide two basement levels for Class B8 (self-storage) use and two buildings above ground; Building 1 over ground, first - fifth and part sixth floors for Class B8 (self-storage), Class B1 (office) and Class C3 (residential) uses; Building 2 over ground, first - fourth and part fifth floors for Class A3 (cafe) and Class C3 (residential) uses; creation of a pedestrian walkway running east-west between Buildings 1 and 2 linking Highgate Road with Greenwood Place; creation of a vehicular access from Greenwood Place and loading bay adjacent to Greenwood Place; provision of green/brown roofs and plant

Along with this covering letter, the following documents are submitted in support of the planning application, and are to be found on the enclosed CD,

- i. Application forms
- ii. Certificate B
- iii. CIL additional information form
- iv. Application drawing schedule
- v. Application plans, sections, elevations and details
- vi. Acoustic Report
- vii. Air Quality Assessment
- viii. Basement Impact Assessment comprising,
 - a. Audit Instruction Form

- b. Basement Report
- c. Contamination Assessment
- ix. BREEAM Pre-Assessment Report
- x. Construction Management Plan
- xi. Daylight and Sunlight Report
- xii. Design and Access Statement
- xiii. Ecology Report
- xiv. Energy Strategy
- xv. Flood Risk Assessment including SuDS Strategy
- xvi. Heritage Statement
- xvii. Historic Environment Assessment
- xviii. Planning Statement
- xix. Residential Travel Plan
- xx. Statement of Community Involvement
- xxi. Sustainability Statement
- xxii. Transport Assessment
- xxiii. Workplace Travel Plan

A viability assessment is also submitted but on a confidential basis and under separate cover.

The application fee of £45,228 will be paid separately, direct to the Council.

The application proposals have been developed over a significant period of time and have evolved as a result of discussions with Council officers, local residents and local groups. They are considered in detail in the documents submitted in support of the application. The proposals will deliver a high quality, mixed-use redevelopment of this site, along with significant planning benefits.

I look forward to hearing from officers in due course.

Yours faithfully



Jon Dingle

On behalf of Jon Dingle Ltd

Encl.