

30 September 2016



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Dear Sir/Madam

16 Avenue Road, NW8 6BP
Application for Planning Permission – Planning Portal Ref. PP-05521223

On behalf of the applicant, Ms Lin Zhu, we are instructed to submit a planning application for the following:

'Demolition of existing two storey single dwelling house and erection of replacement single dwelling house, comprising of basement, ground, first and second floor (in roof) and associated landscaping of the site'

This application is submitted following pre-application discussions with the Council led by John Diver (Ref: 2016/3915/PRE, written advice issued 12 September 2016).

In support of this application, the following documents and reports are submitted:

- o Completed application forms and necessary certificates;
- o CIL Additional Information Form;
- o Site Location Plan;
- o Existing, Demolition, Proposed and Comparative Drawings, prepared by Wolff Architects;
- o Schedule of Areas, prepared by Wolff Architects;
- o Visualisations of the Proposed Front and Rear Elevations, prepared by Liam Wales;
- o Planning Statement, prepared by Savills;
- o Design and Access Statement, prepared by Wolff Architects **;
- o Basement Impact Assessment, prepared by Fairhurst **;
- o Structural Engineering Report and Subterranean Construction Method Statement, prepared by Elliott Wood **;
- o Flood Risk Assessment, prepared by Elliott Wood **;
- o Drainage Strategy and SuDS Statement, prepared by Elliott Wood **;
- o Draft Construction Management Plan, prepared by Motion;
- o Daylight and Sunlight Report, prepared by Brooke Vincent and Partners;
- o Noise Impact Assessment, prepared by Anderson Acoustics;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Ecological Appraisal Report, prepared by Greengage;
- Technical Data Sheet for the Proposed Green Roof;
- Sustainability Statement, prepared by Eight Associates;
- Energy Strategy, prepared by Camell Warren Associates;
- Arboricultural Impact Assessment; prepared by Wood Consulting; and
- A Landscape and Planting Strategy, prepared by Green Square Design.

Please note that due to large file sizes, those items marked "***" are being sent separately. All other items have been uploaded to the Portal.

The appropriate application fee of £385 will be paid separately.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully



Nigel Dexter
Associate