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Our Ref: *FNH 425*  
Email: *David.chalmers@fairview.co.uk*

14 December 2016

Dear Michael

**PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT AT CENTRIC CLOSE,  
OVAL ROAD, CAMDEN, NW1 7EP (PLANNING PORTAL REFERENCE PP-05693831)**

I write to formally submit a full planning application for a residential led mixed use development at Centric Close, Oval Road, Camden.

The planning application has been submitted via the Planning Portal (Reference PP-05693831).

**Overview of Proposed Development**

The proposed development comprises the demolition of existing buildings and the erection of 76 residential units and 1,219 sqm of commercial floorspace (Use Class B1) over 4, 5, 6 and 7 storeys providing a mix of 1, 2 and 3 bed apartments. The development includes a landscaped courtyard and communal amenity areas.

The site covers approximately 0.35ha and currently comprises of 6 no. single storey industrial units, which are in Class B1(c) and B8 Use. The site has no specific land use allocation or designation on the Core Strategy Proposals Map.

The surrounding area is urban and predominantly residential, with a number of new residential developments recently completed or under construction. The adjacent site as 35 oval Road was granted planning permission in 2009 for the construction of a part 4, part 5, part 6, part 7, part 8-storey building with basement to provide 1670 sqm of Class B1a office space and 76 residential flats. This site is now completed.

The redevelopment of the site will make a positive enhancement to the visual appearance of the area, providing much needed homes for the local area, including commercial floorspace to reflect the Council's aspirations for the area.

## Planning Application Details

In addition to the planning application forms and certificates and the CIL information requirement form, the application comprises the following documentation:

Drawings	
16041_A_(P00)_001	Site Location Plan
16041_A_(P00)_002	Existing Ground Floor Plan
16041_A_(P00)_003	Existing First Floor plan
16041_A_(P00)_004	Existing roof plan
16041_A_(P00)_005	Existing section
16041_A_(P00)_006	Existing South elevation
16041_A_(P00)_007	Existing North elevation
16041_A_(P00)_008	Existing East Elevation
16041_A_(P00)_009	Existing West Elevation
16041_A_(P00)_010	Demolition Plan
16041_A_(P00)_100	Proposed basement Plan
16041_A_(P00)_101	Proposed L00 Plan
16041_A_(P00)_102	Proposed L01 Plan
16041_A_(P00)_103	Proposed L02 Plan
16041_A_(P00)_104	Proposed L03 Plan
16041_A_(P00)_105	Proposed L04 Plan
16041_A_(P00)_106	Proposed L05 Plan
16041_A_(P00)_107	Proposed L06 Plan
16041_A_(P00)_108	Proposed Roof plan
16041_A_(P00)_150	Flat Layout Plans
16041_A_(P00)_151	Flat Layout Plans
16041_A_(P00)_152	Flat Layout Plans
16041_A_(P00)_210	Proposed North and South Street Elevations
16041_A_(P00)_211	Proposed East and West Street Elevations
16041_A_(P00)_220	Proposed South Elevation
16041_A_(P00)_221	Proposed North Elevation
16041_A_(P00)_222	Proposed East Elevation
16041_A_(P00)_223	Proposed West Elevation
16041_A_(P00)_300	Proposed Site Sections A-A
16041_A_(P00)_301	Proposed Site Section B-B
16041_A_(P00)_302	Proposed Site Section C-C
16041_A_(P00)_310	Proposed Section A-A
16041_A_(P00)_311	Proposed Section B-B
16041_A_(P00)_312	Proposed Section C-C

Reports	Author
Affordable Housing Assessment	Fairview Homes
Air Quality Impact Assessment	MLM
Archaeological Report	CgMs
Arboricultural Report	Ian Keen Limited
Crime Impact Assessment	Fairview Homes (DAS)
Construction Management Plan	Fairview Homes
Daylight/Sunlight	GIA / eb7
Delivery and Servicing Plan	AHMM
Design and Access Statement	AHMM
Drainage Pro-forma	IDL
Ecology Report	Aspect Ecology
Employment Floorspace Report	JLL

<b>Reports</b>	<b>Author</b>
Energy Statement	Silver
Geo-environmental + Geotechnical Report	CGL
Heritage Impact Assessment	NLP
Landscaping Scheme	Exterior Architects
Noise and Vibration Assessment	Grant Acoustics
Planning Statement	Fairview Homes
Draft Heads of Terms	Fairview Homes
Site Waste Management Plan	AHMM (DAS)
Statement of Community Engagement	Curtin&Co
Sustainability	Silver
Townscape and Visual Assessment	NLP
Transport Assessment	Vectos
Travel Plan	Vectos
Tree Constraints / Protection plan	Ian Keen Ltd

A cheque to the value of £28,584 to cover the planning application fee is attached to this letter.

A total of three hard copies of the application documents have been submitted along with an A3 copy of all drawings (not to scale) for Officer Reference.

An Affordable Housing Statement is included within the application.

We trust that the planning application submission is sufficient for you to validate the planning application and we look forward to receiving written confirmation in the near future.

Please do not hesitate to contact me should you require any further information.

Yours sincerely



**David Chalmers**  
Senior Planner  
Fairview Ventures Limited