

Mr C S Taylor | 23A Ravenshaw Street, London NW6 1NP |

15/02/2017

London Borough of Camden
Planning Development Control,
5th Floor
Camden Town Hall,
Argyle Street
London,
WC1H 8EQ

Dear Sirs,

Re: 23A, 23B and Land Adjoining at 23 Ravenshaw Street, London NW6 1NP. Demolition of an existing Victorian end of terrace house (2 flats of GIA 69.7 m² and 94.5 m²) and the erection of a three stories, plus single basement apartment block. Comprising 4 x 3 Bed units and 4 x 2 Bed units, with private and communal amenity space. No on-site parking and 100% car free. Planning Portal Ref: PP-05782933.

Further to our pre-application of February 2015 (Ref:2014/7373/PRE) we now wish to submit a full application, with a view to the comprehensive redevelopment of the site. Although the pre-application designs seem to have been generally well received, officers made a number of comments, which, along with a host of other refinements and amendments, we have sought to address.

Schedule of Application Documents:	
This Covering Letter	Construction Management Plan
EXTANT Building Plans and Elevations	BIA - Hydrogeology Hydrology Land Stability Page 1-100
OS Area Plans	BIA - Hydrogeology Hydrology Land Stability Page 101-161
Site Photos	BIA - Basement Method Statement
	BIA - Basement Monitoring Statement
PROPOSED FLOOR PLANS	BIA - Scheme Structural Calculations
PROPOSED ELEVATIONS	
PROPOSED SECTIONS	Daylight, Sunlight and Overshadowing Study Report Part 1
PROPOSED CGI VIEWS	Daylight, Sunlight and Overshadowing Study Report Part 2
Planning Statement	Preliminary Ecological Appraisal
Design and Access Statement Page 01-25	Tree Survey BS 5837
Design and Access Statement Page 26-53	Noise and Vibration Assessment
	Air Quality Assessment
Energy Statement	Water Efficiency Calculation
Sustainability Statement	
Lifetime Homes Statement	CIL Form

While not a planning matter, but so that any necessary legal declarations can be made during the course of the application, we need to inform officers that LB Camden, being the former owner of the car park area, is due an overage sum currently in excess of £200,000, should lawful development on the site proceed, following the grant of a planning permission. The exact figure, as per a Deed agreed Oct 2009, is dependent on the granted net GIA and the Land Registry Index for Camden at the time of payment.

We hope that the work, thought and time that has gone into the preparation of this application shows through. Naturally, we now hope that officers will look favourably on it, are able to support it, and find themselves minded to make a positive recommendation to the Planning Committee.

For any further information you may require, please contact the applicant Mr C S Taylor.

Yours faithfully,

Mr C S Taylor
23A Ravenshaw Street
London
NW6 1NP

s106 and other legal matters will be undertaken by our Solicitor:

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