

DM/LT/DP4133

22 September 2017

FAO Mr David Glasgow
Principal Planning Officer
London Borough of Camden
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Dear Mr Glasgow,

TRANSFORMATION OF THE UGLY BROWN BUILDING

APPLICATION FOR PLANNING PERMISSION AND DEMOLITION OF AN UNLISTED BUILDINGS IN A CONSERVATION AREA

Further to our recent pre-application discussions please find enclosed an application for planning permission and demolition of unlisted buildings in a conservation area in relation to the following site:

2-6 St Pancras Way, LONDON, NW1 0TB.

The description of the proposed development is as follows:

“Demolition of the existing building and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use business floorspace (B1), residential (C3), hotel (C1), gym (D2), flexible retail (A1-A4) and storage space (B8) development with associated landscaping work”.

The application is submitted with the following documentation, the scope of which was discussed and agreed with London Borough of Camden (“LBC”) at pre-application stage:

- **Affordable Housing Statement** prepared by Gerald Eve;
- **Air Quality Assessment** prepared by Waterman;
- **Arboricultural Assessment** prepared by Aspect Arboriculture;



- **Basement Impact Assessment** prepared by GDP;
- **BREEAM Stage 2 Pre-Assessment** prepared by Max Fordham;
- **Community Infrastructure Levy Form** prepared by DP9;
- **Daylight and Sunlight Report** prepared by Waldrams;
- **Design and Access Statement** prepared by Bennetts Associates;
- **Ecological Appraisal** prepared by Aspect Ecology;
- **Existing and Proposed Drawings** prepared by Bennetts Associates;
- **Flood Risk Assessment** prepared by GDP;
- **Health Impact Assessment** prepared by Regeneris Consulting;
- **Historic Environment Desk-Based Assessment (Archaeology)** prepared by Waterman;
- **Landscape Strategy** prepared by Fabrik;
- **Noise Assessment Report** prepared by Waterman;
- **Outline Construction Management Plan** prepared by Waterman;
- **Pedestrian Level Wind Desk-Based Assessment** prepared by RWDI;
- **Planning Application Form** prepared by DP9;
- **Planning Statement** prepared by DP9;
- **Preliminary Risk Assessment (Contamination)** prepared by DTS Raeburn;
- **Redacted Viability Assessment** prepared by Gerald Eve;
- **Regeneration Statement** prepared by Regeneris Consulting;
- **Retail Impact Assessment** prepared by DP9;
- **Statement of Community Involvement** prepared by LCA;
- **Sustainability and Energy Statement** prepared by Max Fordham;
- **Townscape, Visual and Built Heritage Assessment** prepared by Tavernor Consultancy;
and
- **Transport Assessment** prepared by Caneparo Associates.

As discussed and agreed at pre-application stage, the documents are submitted in the following format:

- 1 x hard copy of all documents, with the exception of the drawings, Design and Access Statement and Daylight and Sunlight Report of which 2 x hard copies are enclosed; and
- 1 x electronic copy of all documents on CD.

A full affordable housing viability assessment prepared by Gerald Eve is submitted, under separate cover, on a strictly private and confidential basis.



A cheque, to address the requisite planning application fee, made payable to 'London Borough of Camden' for £152,178 is also enclosed.

The fee has been calculated on the following basis:

Residential Element

- 69 dwellings = £21,234

Commercial Element

- 76,654sqm GEA of commercial floor area = £130,944

We trust that the above and enclosed is all in order and look forward to receiving confirmation that the application has been validated. In the meantime should you have any further queries please do not hesitate to contact Luke Thrumble or David Morris of this office.

Yours faithfully,

DP9 Ltd

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Encs.