

London Borough of Camden
Development Management
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir / Madame

Ref: 10A Oakhill Avenue, London NW3 7RE – Full Planning Application

Please find enclosed the Full Planning Application relating to the above site. Although technically this is a new application you will note that this is practically an identical application to the previously granted approval. Essentially all the drawings / designs as well as other documents relating to this proposal are identical to those previously approved.

Please note that there were two relevant applications in the past;

- **Full Planning Application (planning reference 2014/1037/P – granted 27/08/2014)** for *Erection of a 3 storey building with lower ground and basement levels to accommodate 2 x 4-beds and 3 x 3-bed units (Class C3) with roof terraces to side elevations, 7 car parking spaces and cycle storage at lower ground floor level and landscaping works, following demolition of existing house.*
- **Variation or Removal of Condition(s) Application (2015/1628/P – granted 16/03/2016)** for *Variation of condition 3 (approved plans) of planning permission 2014/1037/P dated 27/08/2014 (for the erection of a 3 storey plus lower ground and basement levels to accommodate 2 x 4 bed and 3 x 3 bed units, 7 car parking spaces and cycle storage) namely to reconfigure the internal layout, repositioning of parking area in basement, repositioning of main entrance to lower ground floor level, enlargement of rear lightwells, alterations to fenestration and change of material treatment of setback, top floor level.*

For your convenience we enclose copies of both Decision Notices relating to the above applications.

Please note that application package includes the following drawings / documents:

- An Ordnance Survey map extract locating the site
- A set of relevant drawings identical to the drawings approved with the application 2015/1628/P. (These drawings / designs have superseded previously approved drawings – application No 2014/1037/P)
- Basement impact assessment; Hydrology and hydrogeology
- Factual Ground Investigation Report
- Land Stability Report
- Slope Stability and Ground Movement Assessment
- Packman Lucas letter DATED 17TH December 2015

- Daylight Sunlight Report
- Energy Strategy Report
- Slope Stability Report
- Arboricultural Impact Assessment Report
- Decision Notice - August 2014
- Variation Permission - August 2016
- CIL form completed and signed

In order to reflect the changes which were proposed and approved via 2016 Variation of Condition Application some of approved supporting documents and reports from the 2014 application have been superseded i.e. replaced with similar documents submitted in support of Variation of Conditions application. However, some of the 2014 documents were still listed in the list of documents within 2016 consent together with newer (updated) versions. For simplicity, we only enclose the 2016 Variation of Conditions updated documents i.e. those that essentially replaced earlier (2014) versions.

We trust that the enclosed information will enable you to validate the application and proceed with your considerations. However, should you require any further information / clarification please do not hesitate to let us know.

We look forward to hearing from you in due course.

Your faithfully,

Almas Bavcic, Dip Arch RIBA
AD Design Concepts

A handwritten signature in black ink, appearing to read 'Almas Bavcic', written over a light blue horizontal line.

London 30/10/2017