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LONDON BOROUGH OF CAMDEN
REGENERATION and PLANNING

12.02.2018

2nd Floor
5 Pancras Square
London N1C 4AG

FAO Emily Wittredge

Ref.No. : 2017/0326/P

Dear Emily,

RE : SUBMISSION OF FULL PLANNING APPLICATION FOR PERMISSION TO ALTER EXISTING AND CONSTRUCT NEW LOWER GROUND FLOOR EXTENSION TO EXISTING SINGLE-STOREY PREMISES AT THE ABOVE ADDRESS, WHICH ARE LOCATED ON THEIR OWN FREEHOLD LAND AND TITLE, AND HAVE BEEN IN RESIDING USE BY THE APPLICANTS SINCE 1985 TO DATE

Full Application is herewith submitted in place of preceding documentation, now containing up-rated Drawings and Reports in support of a fully sustainable improvement and lower gr. floor extension to the existing premises as well as to the adjoining lands, as follows :

- a. *Construction of a new Lower Ground Floor Extension below existing single-storey premises at the Rear of 20 Crediton Hill, which has otherwise been approved, built and in use by the resident Applicants since 1985 to date.*

The above includes minor amendments to rear of existing Ground floor.

- b. *Formation and construction of a new landscaped Green Patio Garden along the rear façade of new Lower Ground Floor, between the Lower Ground Floor and the fence between existing premises and the wooded area forming green perimeter verge of the adjoining 10 Acres of Sports and Cricket Grounds.*

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- c. Breaking and removal of concrete base and asphaltting to the existing Forecourt in front of the above premises and the adjacent, already decommissioned garages, and formation of a New **75 m²** Green Landscaped Garden over soil-draining layers and the proprietary drive-over grass-block.

DOCUMENTS SUBMITTED :

1. As advised and requested, the Full Planning Application (with signed Certificate B inclusive) (1 original and 3 copies),
2. The payment of **£ 385** for Submission Fees has already been made in the past,
3. Site **Location Plan A.** at 1:1250 scale, showing Application site edged Red, and the adjoining lands marked Blue,
4. Photograph **Ph.1**, showing aerial view of existing building and the grounds,

DRAWINGS SUBMITTED :

5. Drawing **No. 20CHill/ 01.-1.**, showing on Plan the Site Blok Plan, also Ground Floor Plan of Existing single-storey Building,
6. Drawing **No. 20CHill/ 02.-1.**, showing on Plan minor amendment to Existing Ground Floor Plan of Existing single-storey Building,
7. Drawing **No. 20CHill/ 03.-1.**, showing Plan of new Lower Gr. Floor, intended to be constructed to the same template of adjusted Existing Ground Floor (Drwg. 20Chill/ 02.-1.), utilising continuous existing 2.20 m deep concrete foundations of existing Ground Floor premises,
8. Drawing **No.20CHill/ 06.-2**, showing Existing and Revised Cross Section A-A,
9. Drawing **No.20CHill/ 06.-3**, showing Existing and Revised Cross Section B-B,
10. Drawing **No.20CHill/ 03.-3**, showing on Plan detailed Construction Method of new lower ground floor under existing single-storey building above,

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11. Drawing **No.20CHill/ 14-1.A-Detail**, showing on Section C-C the typical Construction Details of the wall to new lower ground floor,
12. Drawing **No.20CHill/ 07.-2** , showing Existing and nominally adjusted Side Garden Elevation of existing premises,
13. Drawing **No.20CHill/ 11.**, showing Existing Rear Elevation overlooking Cricket Grounds,
14. Drawing **No.20CHill/ 09.-1**, showing revised Rear Elevation, as viewed WITHOUT rear hardwood fence,
15. Drawing **No.20CHill/ 09.-2**, showing revised Rear Elevation, as viewed WITH the rear hardwood fence in place,
16. Drawing **No.20CHill/ 26.** , showing enlarge detail of new rear hardwood fence,
17. Drawing **No.20CHill/ 08.**, showing Existing Front Elevation,
18. Drawing **No.20CHill/ 13.B** , showing nominally revised Front Elevation,
19. Drawing **No.20CHill/ 07.-1**, showing mirrored Section A-A through Existing Building,
20. Drawing **No.20CHill/ 15.B**, showing mirrored Section A-A through Revised Building,
21. Drawing **No.20CHill/ 08.-1**, showing Existing North Elevation, effectively the 3.3 metres high boundary fence over garden fence wall, erected by the adjoining No.22 Crediton Hill, and directly covering/ fixed to existing North wall of premises at No.20 Crediton Hill,
22. Drawing **No.20CHill/ 30.B**, showing Construction Method of lower ground floor under existing single-storey building,
23. Drawing **No.20CHill/ 18.C**, showing Construction Traffic Management Plan,
24. Drawing **No.20CHill/ 24.**, showing on Plan two separate existing (General and Recycled) Waste Bin Areas in use since 1982 and 2000 respectively,

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REPORTS AND REPLY FORMS

25. **CIL forms,**
26. *Soil Investigation Borehole Logs Report*
by **Ground Engineering Ltd,**
27. *Construction Engineer's Foundations Design Statement*
by **Abbey Pynford Foundations Ltd,**
28. *Arboricultural Constraints Report*
by **Landmark Trees,**
29. **BIA - Basement Impact Assessment Study**
by **The Milvum Group Ltd,**
the basement specialist Structural Engineers,

Study includes Appendices :
 1. *Desk Study References,*
 2. *Site Investigation Data,*
 3. *Existing and Proposed Development Drawings in Points 5. to 24. inclusive,*
 4. *Foundation Contractor's Statement, as in Point 27. of the Submission,*
 5. *Piling Contractor's Statement, as in Point 31. of Submission,*
 6. *Arboricultural Report as in Point 28. of Submission,*
 7. *Utility and Infrastructure Consultations,*
30. *Design & Access Statement,*
31. **BIA Audit forms with Replies,**

We would appreciate it if you would kindly please process this Application now with much simplified scope of works, under your delegated powers, we hope for early Approval. Our intention is to proceed with the works as soon as possible.

Thank you,

Yours sincerely,

Predrag J Maric Dipl Eng Arch ARB RIBA

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