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Dear David

**18-22 Haverstock Hill, London NW3 2BL
Planning Application by PPR Haverstock Hill LLP**

Following our recent pre-application discussions in connection with the above site, please find enclosed a full planning application submitted on behalf of PPR Haverstock Hill LLP for your consideration. The application has been submitted to the London Borough of Camden (LBC) and seeks planning permission for a mixed-use residential and flexible retail development and associated works at the above site.

It is proposed to demolish the existing buildings (11x residential flats, 1x A1 unit, 1x A5 unit) and construct a new building to provide a flexible retail use (A1/A2/A3/A4) at ground floor, and 29 new residential units from basement to fifth floor.

We consider that the proposal represents an excellent opportunity to make full and beneficial use of what is currently a poor quality set of buildings. Furthermore the application will deliver high quality residential accommodation contributing towards Camden's housing targets.

Overview of the Proposals

The development proposals seek to redevelop the existing site at 18-22 Haverstock Hill by demolishing all existing buildings on site (11x residential flats, 1x A1 unit and 1x A5 unit), in order to erect a new building.

The new building will contain new homes in the form of 29 apartments, as well as approximately 273sqm (GIA) of commercial floorspace at ground floor level. Cycle and refuse storage will be provided for both the residential and retail elements, together with landscaping and other associated works across the site.

Description of Development

The application seeks full planning permission for the following redevelopment proposals:

“Demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4 together with cycle parking, landscaping, refuse and associated works.”



Application Documents

The planning application comprises the following documents:

- **Design and Access Statement (DAS)**, prepared by Piercy&Company;
- **Drawings** (location plan, existing and proposed – see separate issue sheet), prepared by Piercy&Company;
- **Planning Statement**, prepared by Savills Planning, including:
 - Affordable Housing Statement; and
 - Planning Obligations Statement.
- **Air Quality Impact Assessment**, prepared by ITP Energised;
- **Arboricultural Statement**, prepared by Greengage;
- **Basement Impact Assessment**, prepared by Engineeria;
- **Daylight & Sunlight Assessment**, prepared by EB7;
- **Draft Construction Management Plan**, prepared by Stace;
- **Energy Assessment**, prepared by Silcock Dawson & Partners;
- **Noise Assessment**, prepared by ITP Energised;
- **Preliminary Ecological Appraisal**, prepared by Greengage;
- **Pre-application Consultation Statement**, prepared by GL Hearn;
- **Sustainability Statement**, prepared by Silcock Dawson & Partners;
- **Transport Statement**, prepared by Transport Planning Associates; and
- **Viability Report**, prepared by Savills.

In addition to the above, a private and confidential Viability Assessment Statement which assessed the residential element has been prepared by Savills Residential Development Viability. This has is provided under separate cover.

Finally, a completed Application Form / Ownership Certificate, Community Infrastructure Levy (CIL) Additional Questions Form and this covering letter, prepared by Savills, have also been supplied.

The relevant application fee of **£15,246.00** has also been provided under separate cover. This fee has been calculated on the basis of 29 residential units and 297sqm Gross External Area of non-residential floor space.

Summary and Benefits

The proposals for 18-22 Haverstock Hill represent an exciting opportunity to deliver a high quality residential and mixed-use scheme within Camden. The scheme will deliver the following planning benefits:

- The development of new high-quality housing units, which will contribute towards the housing targets for both LBC and London;
- A new building with the highest standards of design and materials palette, reflecting the local townscape and preserving the setting of the neighbouring heritage assets;
- An increase in the amount of retail floorspace provided at ground floor, contributing to the vitality and viability of the town centre;
- An increase in the number of employment opportunities on site;
- The provision of communal areas and play space for residents;
- Protection of amenities of surrounding and future residential occupiers;
- Net biodiversity and ecological gains through inclusion of green roof and bird/bat boxes;
- Sustainable transport promoted through secure cycle parking provisions and proximity to public transport services;

- Carbon savings of 28.5% and appropriate carbon off-setting solutions;
- Potential BREEAM rating of “Excellent” in compliance with policy; and
- Adequate refuse/recycling and servicing provisions in line with LBC’s requirements.

I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the application has been validated. In the meantime please feel free to contact me or my colleague Mia Scaggiante (020 3320 8240 msscaggiante@savills.com) if you have any further queries or would like to discuss further.

Yours sincerely

A handwritten signature in black ink, appearing to be "Scott Hudson", written in a cursive style.

Scott Hudson
Director

cc. PPR Haverstock Hill LLP