

DP4722

10th October 2018

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Dear Kristina,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
48 CHURCHWAY, KING'S CROSS, LONDON, NW1**

Further to our pre-application discussions with the Council earlier this year are instructed by our client Moorgarth Living to submit a full planning application for redevelopment of the above property.

The site known as 48 Churchway contains a single storey pitched-roof building (plus basement). The site is located to the rear of 41 – 43 Chalton Street, which is excluded from the development proposals. Please refer to the Site Location Plan which defines the planning application area.

This application improves upon the previous scheme at 41 – 43 Chalton Street (that also included the application site) which was granted planning permission earlier this year following conclusion of the associated s106 agreement (LBC Ref 2016/6599/P).

The suggested description of development for the current application is provided below:

Partial demolition of existing single storey building followed by the erection of a new ground plus three storey building facing Churchway to provide 457sq.m (GIA) of office floorspace (Use Class B1(a)) plus refurbishment throughout of the retained building including replacement of the existing roof structure, and all associated works.

As agreed during the pre-application process, the application is formed of the following documents:

- Planning application forms & certificates (DP9)
- Planning application drawings (Gibson Thornley Architects)



- Design & access statement (Gibson Thornley Architects)
- Planning statement (DP9)
- CIL additional information form (DP9)
- Flood risk assessment (Mason Navarro Pledge)
- Air quality assessment (Peter Brett Associates)
- Tree survey & Arboricultural impact assessment (Greengage)
- Preliminary ecological appraisal (Greengage)
- Energy strategy report (Elementa)
- BREEAM pre-assessment (Elementa)
- Background noise survey (Applied Acoustic Design)
- Daylight & sunlight study (Delva Patman Redler)
- Transport statement (Caneparo Associates)

The documents listed above have been submitted to the Council with the application via the Planning Portal (Ref: PP-07303624). The statutory planning application fee has also been paid.

We trust that sufficient information has been provided for this application to be registered and validated without delay, however if there are any queries we would appreciate the opportunity to discuss these with officers. Please contact Joseph Daniels or Chris Beard at this office.

Yours sincerely

DP9 LTD