



Head of Planning
London Borough of Camden
Development & Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

5 December 2018

Dear Sir/Madam

110 Greencroft Gardens, London NW6 3PH

Application for Planning Permission for Creation of an Additional HMO Unit at the Third Floor, Improvements to the Front and Rear Gardens including Provision of Bin and Cycle Store and Associated Works

I act on behalf of Akelius UK Twelve Limited, which is the freeholder of the above site, and attach for your attention an application for full planning permission for the creation of a new HMO unit at the third floor (to include a new dormer and roof lights), improvement to the front and rear gardens including provision of a bin store and cycle store and other associated works.

The application has been submitted via the Planning Portal (Reference: PP-07470312), accordingly please find included the following documents which form the planning application.

- (i) The completed application form signed and dated;
- (ii) The completed ownership certificate and agricultural land declaration signed and dated;
- (iii) A Site Location Plan (scale 1:1250);
- (iv) Existing Front Elevation (Drawing Ref: GG-09/10/2018 EV.01);
- (v) Existing Rear Elevation (Drawing Ref: GG-09/10/2018 EV.02);
- (vi) Existing Side Elevation (Drawing Ref: GG-09/10/2018 EV.03);
- (vii) Existing Basement, Ground and First Floor plans (Drawing Ref: GG-09/10/2018 P.01);
- (viii) Existing Second and Third Floor plans (Drawing Ref: GG-09/10/2018 P.02);
- (ix) Existing Site Plan (Drawing Ref: GG-09/10/2018 TSE.01);
- (x) Proposed Front Elevation (Drawing Ref: GG-06/11/2018 PEV.01);
- (xi) Proposed Rear Elevation (Drawing Ref: GG-06/11/2018 PEV.02);
- (xii) Proposed Side Elevation (Drawing Ref: GG-06/11/2018 PEV.03);
- (xiii) Proposed Ground and First Floor plans (Drawing Ref: GG-06/11/2018 PL.01);
- (xiv) Proposed Second and Third Floor plans (Drawing Ref: GG-06/11/2018 PL.02);
- (xv) Proposed Site plan (Drawing Ref: GG-04/12/2018 TSE.02);
- (xvi) Proposed Schematic Section through Cycle Store Area (Drawing Ref: GG-04/12/2018 DET01);
- (xvii) Proposed Details of Refuse Enclosure (Drawing Ref: GG-04/12/2018 DET 02);
- (xviii) Planning, Design and Access and Heritage Statement prepared by JMS Planning and Development dated December 2018;
- (xix) Tree Report (to follow); and
- (xx) Copy of The Community Infrastructure Levy form, signed and dated.

The relevant application fee has been paid electronically via the Planning Portal.

Please note that the unit numbering on the submitted drawings uses the postal address for each unit with Unit 7/8 being a single unit and there is no number 11. Therefore the existing number of units in the building is 15 (not 17 as the numbering would suggest).

It is considered that the application is of considerable benefit to the London Borough of Camden, representing sustainable development and providing heritage benefits to the South Hampstead Conservation Area and creating an additional new HMO unit for the Borough. In particular, the application proposal;

- Provides an additional HMO unit as well as the refurbishment and upgrading of an existing HMO to help meet Camden's housing need;
- Provides heritage benefits to the South Hampstead Conservation Area through changes to the physical maintenance of the building;
- Provides new amenity space and cycle/bin storage to the benefit of existing residents; and
- Provides heritage benefits to the South Hampstead Conservation Area through improved appearance of the front and rear gardens.

I trust you find the enclosed in order and I look forward to receiving confirmation of registration of the application in due course. Should you wish to discuss this matter please do not hesitate to contact me at julian@jmsplanning.com/075252131145.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian Sutton', written in a cursive style.

Julian Sutton
JMS Planning & Development

Encs.