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

12 February 2019

Dear Sir/Madam

110 Greencroft Gardens, London NW6 3PH

Application for Planning Permission for the Demolition of Rear Ground Floor Extension and Lean-to Porch and its Redevelopment with a Two Storey Extension to Create an Additional HMO Unit, New Windows 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 demolition of the rear existing single storey extension and its replacement with a two storey rear extension to allow the creation of an additional two bed new self-contained unit at first floor along with new windows and other associated works.

The application has been submitted via the Planning Portal (Reference: PP-07625291) and 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 Site Plan (Drawing Ref: GG-09/10/2017 TSE.01);
- (v) Existing Front Elevation (Drawing Ref: GG-09/10/2017 EV.01);
- (vi) Existing Rear Elevation (Drawing Ref: GG-09/10/2017 EV.02);
- (vii) Existing Side Elevation (Drawing Ref: GG-09/10/2017 EV.03);
- (viii) Existing Basement, Ground and First Floor Plans (Drawing Ref: GG-09/10/2017 P.01);
- (ix) Existing Second and Third Floor plans (Drawing Ref: GG-09/10/2017 P.02);
- (x) Proposed Site Plan (Drawing Ref: GG-08/01/2019 TSE.02);
- (xi) Proposed Front Elevation (Drawing Ref: GG-08/01/2019 PEV.01);
- (xii) Proposed Rear Elevation (Drawing Ref: GG-08/01/2019 PEV.02);
- (xiii) Proposed Side Elevation (Drawing Ref: GG-08/01/2019 PEV.03);
- (xiv) Proposed Side Elevation (Drawing Ref: GC-10/01/2019 PEV.04);
- (xv) Proposed Ground and First Floor Plans (Drawing Ref: G-07/02/2019 PL-01);
- (xvi) Proposed Second and Third Floor Plans (Drawing Ref: GG-07/02/2019 PL-02);
- (xvii) Planning, Design and Access and Heritage Statement prepared by JMS Planning and Development dated February 2019; and
- (xviii) Copy of The Community Infrastructure Levy form, signed and dated.

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

Registered office:
Valley Farm
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Company No. 09829806



Please note that the unit numbering on the submitted drawings uses the postal address for each unit with Unit 7/8 currently 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 to help meet Camden's housing need.

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', with a stylized flourish at the end.

Julian Sutton
JMS Planning & Development

Encs.