



GERALDEVE

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FAO Kristina Smith

14 June 2019

Our ref: NFR/CKE/LOB/U0007738

Dear Sir

Town & Country Planning Act 1990 (as amended)
115-119 Camden High Street, London NW1 7JS
Full Planning Application

We write on behalf of our client, Demar (BVI) Holdings Limited, to submit a full planning application for development works at 115-119 Camden High Street, London NW1 7JS. The application seeks planning permission for the following:

“Demolition of existing building and erection of a part 4 part 5 storey building comprising retail floorspace (Class A1), hotel (Class C1) and 3 affordable residential units (Class C3) and associated works”.

Application Documentation

Following agreement with the Council, the following documents have been prepared to form part of this application and have been submitted through the planning portal along with this cover letter:

1. Application Forms / Certificates and Notices;
2. Community Infrastructure Levy Additional Information Form;
3. Site Location Plan;
4. Existing and Proposed Plans, Elevations and Sections, prepared by Morris + Company Architects;
5. Design & Access Statement, prepared by Morris and Co Architects;
6. Planning Statement, prepared by Gerald Eve LLP;
7. Daylight and Sunlight Assessment, prepared by Point 2 Surveyors;
8. Noise Impact Assessment, prepared by 24 Acoustics;
9. Air Quality Assessment, prepared by Phlorum;
10. Transport Assessment (including Travel Plan, Waste Strategy and Delivery and Servicing Management Plan), prepared by RGP;
11. Energy Statement, prepared by PSH;
12. Sustainability Strategy (including BREEAM Pre-Assessment), prepared by PSH;
13. Draft Construction Management Plan, prepared by JLL;
14. Statement of Community Involvement, prepared by Four Communications;

15. Heritage, Townscape and Visual Impact Assessment (including Verified Views), prepared by KM Heritage;
16. Sustainable Urban Drainage Strategy, prepared by Clancy;
17. Structural Report, prepared by Clancy;
18. Basement Impact Assessment, prepared by Clancy;
19. Operational Statement, prepared by Whitbread.

The requisite planning application fee of £18,942 has been paid by BACS directly to the Planning Portal. This has been calculated on the basis that the proposed non-residential floorspace created subsequent to demolition would be 2,829sqm GEA, plus three residential units will also be created.

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Caroline Keane (020 7333 6245) or Laura O'Brien (020 7333 6355) of this office.

Yours faithfully,

Gerald Eve LLP

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