

DP5051/SM

Alyce Keen  
Planning Officer  
London Borough of Camden  
Planning and Development Department  
5 Pancras Square  
London  
N1C 4AG

DP9 Ltd  
100 Pall Mall  
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700  
facsimile 020 7004 1790

[www.dp9.co.uk](http://www.dp9.co.uk)

29<sup>th</sup> July 2019

Dear Alyce,

**155-157 REGENT'S PARK ROAD, LONDON NW1 8BB  
PLANNING APPLICATION SUBMISSION (PLANNING PORTAL REFERENCE: PP-07996350)**

On behalf of the applicant, Uchaux Ltd, we enclose herewith an application for full planning permission for the hotel led mixed use redevelopment of the abovementioned site.

The description of the proposed development of the Site is set out as follows:

*"Redevelopment to provide a basement (2 levels), ground plus 7-storey building comprising a retail unit at ground, a hotel and single residential unit on the upper floors, with associated works."*

The planning application has been submitted via the planning portal (ref: PP-07996350) and comprises the following documentation:

1. Application Form (Including Ownership certificates and notices);
2. CIL Additional Information Form;
3. Location Plan;
4. Existing and Proposed Drawings;
5. Design and Access Statement;
6. (Built) Heritage, Townscape and Visual Impact Assessment; and
7. Noise and Vibration Report;
8. Basement Impact Assessment;
9. Daylight and Sunlight Assessment;
10. Flood Risk Assessment (including SuDs Strategy);
11. Aborigicultural Impact Assessment;
12. Air Quality Assessment;



13. Energy and Sustainability Statement (Including BREEAM);
14. Transport Assessment;
15. Framework Travel Plan;
16. Delivery and Servicing Management Plan;
17. Outline Construction Logistics Plan (including CMP proforma);
18. Waste Management Strategy;
19. Health Impact Assessment;
20. Crime Impact Assessment;
21. Economic Impact Assessment;
22. Employment and Skills Strategy;
23. Office Demand Letter;
24. Hotel Needs Assessment;
25. Statement of Community Involvement; and
26. Planning Statement (including draft Heads of Terms).

If you would like hard copies of any of the above documents, please do let us know.

The planning application fee of £14,784.00 has been paid to the planning portal in advance of the submission. The planning portal service charge of £20 has also been paid.

We trust the submission is in order, but should you have any queries please contact Olivia Willsher or David Morris at the above address.

Yours faithfully,

DP9 Ltd

**DP9 Ltd**

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