

Peter Brown Associates

12<sup>TH</sup> November 2019

Planning Solutions Team  
Planning & Regeneration  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 St Pancras Square  
London. N1C 4AG

Dear Sir/Madam,

**Re: 2 Swains Lane, Highgate, London, N6 6QS.**  
**Full Planning Application to: Demolish Existing Premises & Construct New**  
**Ground Floor retail Unit and 4 X 1 Bed Self Contained Apartments. – Planning**  
**Portal Ref: PP – 08293236v1HNC**

Thank you for your response to our recent Pre – application for the above premises.

We have carefully noted your advice and wherever possible, the points made therein have been incorporated in our Full Application, the details of which are as follows:

- 1) Standard Full Planning Application Form – processed on – line ref: PP-08293236v1HNC dated 13<sup>TH</sup> November 2019.
- 2) PBA application drawings details of which are as follows:

**Perspective Sketch**

Site Location Plan Scale:- 1 : 1250 Ordinance Survey Sheet PBA Drg No: 219/03/01

**Plans As Existing:**

Ground & First Floor Plans -	as Existing - 218/06/02 Rev B)	
Section A – A	" " " " /03 " " )	
Front, Rear & East Elevations	" " " " /04 " " )	A3 Scale 1:100
West & East Elevations	" " " " /05 " " )	

**Proposed Plans**

Proposed Ground Floor Plan - Retail Unit – 219/03/06 Rev B)		
"	First Floor Plan – Flats 1 & 2	" " /07 " " )
"	Sec'd Floor Plan - " 3 & 4	" " /08 " " )
"	Section A – A	" " /09 " " )
"	West Elev'n & Roof Plan	" " /10 " " )
"	North, South & East Elevations	" " /11 " " )

The following items would not attach to the Planning Portal at the time of issue, so they are enclosed for your reference to complete the application.

- 3) Design & Access Statement.
- 4) CIL Form

The Fee has been sent by the Owner under separate on – line cover in the sum of: £1,645.00, (creation of 3 x new residential flats @ £462 per dwelling & submission for the Retail Unit £234 + Portal admin charge of £45), as instructed on the Payment section at the end of the Form.

We are aware that the Affordable Housing Contribution or payment in – lieu & CIL may be relevant to this application and we seek your advice on the amount which will be passed on to our Client.

It is also noted that the Council would support increased residential use together with the retention of the existing Retail Unit, the policy also shared with The Dartmouth Park Neighbourhood as stated in their 2019 Plan.

Many other aspects noted in the Pre-application advice have been addressed in the attached Design & Access Statement, including, quality of design, appropriate development and good use of the site, producing an enhancement of space, which is now, sadly dilapidated and run down.

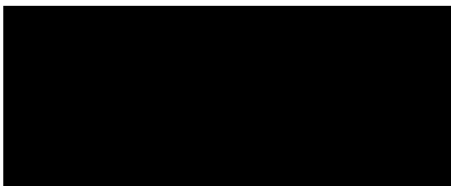
I hope you will see that we have shown a total commitment to the inclusion of the relevant planning policies wherever possible. If this could not be achieved in some instances, due to the constraints of the site, we have tried to show an acceptable alternative.

As you will see the proposed 1 Bed Flats are in excess of the minimum GIA in all cases and we hope you agree, that the proposed elevation, with its stepped formation away from the road, reducing mass and bulk. This partly fills an otherwise vacant space with no overlooking and adds an attractive modern feel to the Lane, not unlike the new development opposite.

If there are any matters arising which require our attention, please let me know and we will make the necessary adjustments.

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We look forward to hearing from you in due course.



Peter Brown BSc Hons Ach; Dip Arch ARIBA  
PBA