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22 December 2019

Mr David Peres da Costa  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**F.A.O** David Peres da Costa

**Planning Portal Reference: PP-08387603**

Dear Mr Peres da Costa

**APPLICATION FOR FULL PLANNING PERMISSION AND DEMOLITION IN A CONSERVATION AREA  
28 REDINGTON ROAD, LONDON, NW3**

On behalf of our client, the owner of 28 Redington Road ("The Site" / "The Property"), please find enclosed an application seeking full planning permission for the refurbishment and extension of 28 Redington Road. The description of the proposed development is as follows:

*"Alterations to 28 Redington Road including replacement extensions at lower ground floor and ground floor, removal and replacement of existing two storey side extension lowering of the lower ground floor, removal of internal walls and floors and external landscaping."*

**Application Documents**

The suite of documents which accompanies this application comprises the following:

- 1 Application Form and Certificates, duly signed and dated;
- 2 CIL Additional Information Form, prepared by Montagu Evans;
- 3 Red Line Site Location Plan, prepared by Thomas Croft Architects;
- 4 Application Drawings, prepared by Thomas Croft Architects;
- 5 Design and Access Statement, prepared by Thomas Croft Architects;
- 6 Planning Statement, prepared by Montagu Evans;
- 7 Heritage Statement, prepared by Montagu Evans;
- 8 Arboricultural Survey prepared by Boward Tree Management;
- 9 Landscape Concept Report prepared by Jinny Blom;
- 10 Flood Risk and SuDs Assessment by Geosmart;

- 11 Energy Report prepared by Syntegra;
- 12 Basement Impact Assessment prepared by Syntegra;
- 13 Daylight, Sunlight and Overshadowing Report prepared by Syntegra; and
- 14 Bat Report prepared by Greengage.

The planning application fee of £206 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017. The fee has been paid via the planning portal.

#### **Administrative Matters**

We trust that the information submitted with this application is sufficient for your purposes to enable validation. However, should any further clarification, information or assistance be required please do not hesitate to contact either Tim Miles (020 7312 7444 / [tim.miles@montagu-evans.co.uk](mailto:tim.miles@montagu-evans.co.uk)) or Gemma Kendall (020 7312 7547 / [gemma.kendall@montagu-evans.co.uk](mailto:gemma.kendall@montagu-evans.co.uk)) at this office in the first instance.

Yours sincerely,



**MONTAGU EVANS LLP**