

12th December 2019



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F.A.O Laura Hazelton

Dear Laura,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION**

551-557 FINCHLEY ROAD (NOT INCLUDING 1ST-3RD FLOOR OF NO.551), NW3 7BJ

On behalf of our client, Hampstead Properties Limited C/O Delta Properties Limited (the “Applicant”), we enclose an application for full planning permission for the change of use, extension, remodelling and restoration of 551-557 Finchley Road (not including 1st to 3rd floors of 551 Finchley Road) (the ‘Site’).

This submission is the culmination of detailed pre-application discussions with London Borough of Camden planning, design and transport officers.

The Proposed Development

The description of proposed development is:

“Change of use from Use Classes B1a/B1c/A1/D1 and remodelling of the existing building to provide apart-hotel (C1) and co-working/café (B1/A3) and a flexible retail/non-residential institution/assembly and leisure unit (A1, A2, A3, A4, A5/D1/D2), alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level, remodelling and restoration of front façade, cycle parking and all associated works (Site does not include 1st to 3rd floor of 551 Finchley Road).”

Application Documents

The following documents comprise the planning application submission (all dated November or December 2019):

- Application Forms (including ownership certificates) (prepared by DP9);
- CIL Additional Information Form (prepared by DP9);
- Site Location Plan (prepared by Peter Barber Architects);
- Existing and Proposed Drawings including Site Plan (prepared by Peter Barber Architects);



- Design and Access Statement (prepared by Peter Barber Architects);
- Transport Statement (prepared by Line Transport);
- Outline Draft Construction Management Plan (prepared by Lime Transport);
- Viability Appraisal for A1 Retail and B1(a) Office Uses (prepared by Dutch and Dutch);
- Noise Impact Assessment (prepared by XC02);
- Energy Statement (prepared by XC02);
- Sustainability Statement (prepared by XC02);
- Air Quality Assessment (prepared by XC02);
- Daylight and Sunlight Assessment (prepared by Point 2 Surveyors);
- Arboricultural Impact Assessment (prepared by Landmark Trees).

This application has been made online via the planning portal.

A payment for £1,386 in respect of the planning application fee has been made to the planning portal via BACS transfer to enable the release of the application to the London Borough of Camden.

We trust that you have sufficient information to progress this application and look forward to receiving confirmation of registration and validation shortly. If you have any queries, please contact Tom Hawkley or Oliver Sheppard at this office.

Yours sincerely,

DP9 Ltd

DP9 Ltd

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