



Our ref: JCG/24556

20 Farringdon Street
London, EC4A 4AB
T +44 20 3691 0500

Date: 03 February 2020

Planning and Regeneration
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

79 AVENUE ROAD, ST JOHNS WOOD, LONDON, NW8 6JD
PLANNING PORTAL REF: PP-08333293

I write on behalf of the owner occupier of 79 Avenue Road we, to submit a full planning application for the redevelopment of the above site. Planning permission is sought for the following:

“Demolition of the existing residential dwelling (79 Avenue Road) and the redevelopment for a single residential dwelling with basement”

This planning application is a follow on from a positive pre-application meeting with Camden Council with Jennifer Walsh (Principal Planner/ Case Officer) and Colette Hatton (Conservation and Design Officer) on the 8th October 2019. The full details of the pre-application engagement and how the scheme has evolved to respond to the advice received is provided within in the Planning Statement submitted with this application. RPS have liaised closely with the architects and other specialist consultants to ensure that the brief is followed and that the intentions of the client are considered alongside national, regional and local planning policy.

Application Documents

The application comprises the following documentation which has been submitted via the planning portal:

- Cover letter (this letter), prepared by RPS Planning (February 2020);
- Signed Application form;
- CIL Questions Form;
- CIL Self Build Exemption Claim Form (Form 7)
- Draft S106 Heads of Terms, prepared by RPS Planning (February 2020);
- Planning Statement, prepared by RPS Planning (February 2020);
- Design and Access statement, prepared by KSR Architects (February 2020);
- Basement Impact Assessment, prepared by Form SD (January 2020);

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- Ground Movement Assessment, prepared by Form SD (January 2019);
- Geotechnical Site Investigation, prepared by Form SD (January 2019);
- Flood Risk Assessment, prepared by Form SD (October 2019);
- Construction Management Plan, prepared by MIRA A-Architecture & Engineering (February 2019);
- Daylight and Sunlight Assessment, prepared by Calfordseaden (December 2019);
- Energy and Sustainability Statement, prepared by Integration UK (January 2020);
- Arboricultural Impact Assessment, prepared by Cantia Arboricultural (December 2019);
- Acoustic Assessment (Plant Noise Assessment), prepared by RPS Acoustics (January 2020);
and
- Architectural Drawings prepared by KSR Architects:
 - o Site Location Plan (Ref P001, Rev B);
 - o Proposed Site Plan (Ref P001, Rev C);
 - o Pool Plant (Ref P090, Rev I);
 - o Proposed Basement Plan (Ref P090, Rev G);
 - o Proposed Ground Floor (Ref P100, Rev D);
 - o Proposed First Floor Plan (Ref P101, Rev C);
 - o Proposed Second Floor (Ref P102, Rev B);
 - o Proposed Roof Plan (Ref P103, Rev D);
 - o Proposed Gate Elevation (Ref P304, Rev C);
 - o Proposed Front Elevation (Ref, P300, Rev C);
 - o Proposed Rear Elevation (Ref, P301, Rev C);
 - o Proposed Side South Elevation (Ref P302, Rev C);
 - o Proposed Side North Elevation (Ref, P303, Rev B);
 - o Proposed Section AA (Ref, P200, Rev D);
 - o Proposed Section BB (Ref, P201, Rev E);
 - o Proposed Section CC (Ref, P202, Rev B);
 - o Existing Site Plan (Ref X002, Rev A);
 - o Existing Ground Floor (Ref X100, Rev A);
 - o Existing First Floor (Ref X101, Rev A);
 - o Existing Second Floor (Ref X102, Rev A);

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- Existing Front Elevation (Ref X300, Rev A);
- Existing Rear Elevation (Ref X301, Rev A);
- Existing Side South Elevation (Ref X302, Rev A);
- Existing Side North Elevation (Ref X303, Rev A);
- Existing Section AA (Ref X200, Rev A);
- Existing Section BB (Ref X201, Rev A);

Application Fee

The planning application fee for this application has been calculated as £462 per new dwelling (+ £20 service charge). This fee has been paid online via the planning portal.

We look forward to receiving confirmation that this application has been validated, should anything further be required please do not hesitate to contact me or my colleague Chelsea Johnston at the above office.

Yours sincerely,
for RPS Consulting Services Ltd



Abraham Laker
Senior Associate Director
Abraham.laker@rpsgroup.com